

**569-571 Lower North East Road, Campbelltown, SA
5074**



House For Sale

Tuesday, 11 June 2024

569-571 Lower North East Road, Campbelltown, SA 5074

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1255 m2

Type: House



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Auction Friday the 21st at 12:30pm

LJ Hooker Adelaide Metro are proud to present to the market for sale, 569 & 571 Lower North East Road, Campbelltown via On-Site Public Auction on Friday, 21st June 2024 at 12:30 pm (Unless sold prior). Unlock the opportunity to acquire this prime development opportunity, located in the well-established suburb of Campbelltown. More specifically, the site demands exposure to somewhat 40,000* vehicles on a daily basis with its 31.68m frontage along Lower North East Road. Lower North East Road is situated approximately 9 kilometres North East of the Adelaide GPO and is considered a commercial thoroughfare linking to the Adelaide CBD. Recent developments in the immediate locality of the property include North East Community Hospital, Design Constructive and Kinetic Rehabilitation Performance Physio Adelaide and more. The subject property comprises of two allotments, one being vacant land and the other being improved land pertaining a residential property. What you'll love; - Prime position - Excellent exposure - Located 9kms from the CBD - Suitable for a wide range of uses (STCC) - 1,255sqm* land holding - 31.64m* frontage - Zoned Urban Corridor (Living) - UC(L) - 40,000* passing cars daily Offered with Vacant Possession via On-Site Public Auction on Friday, 21st June 2024 at 12:30 pm (Unless sold prior). For further information contact Julian Rullo & Mario Bonomi. *Approximate** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015