

**5A Harcourt Street, Mansfield Park, SA 5012**

**Residential Land For Sale**

Saturday, 18 May 2024



5A Harcourt Street, Mansfield Park, SA 5012

Area: 407 m2

Type: Residential Land



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## **BEST OFFER BY 7 JUNE - PRICE GUIDE \$345k TO \$365k**

Proudly Presented by NICK RAVAL - Your local Real Estate eXpert Price Guide \$345K-\$365K BEST OFFER BY 7/6/24 (USP) TITLED LAND ready to build - Starting next day with existing approved plans (available if purchaser is wants) MOTIVATED VENDOR - Has to be sold - First in First Serve/Best Dressed First Served - So put your offers in ASAP - FIRST HOME BUYERS & MOM DAD INVESTOR OR DEVELOPER ALERT To Submit an offer Copy this link: <https://form.jotform.com/232191472540855> Eligible FIRST HOME BUYERS - This is your chance to pay no stamp if you are eligible; PLUS get \$15,000 first home buyers grant (if eligible) to build your first home and this could mean you build your first home under \$650,000. Check your eligibility and talk to your Bank /Mortgage Broker Nestled in fabulous suburb of Mansfield Park - fantastic location for families, with a plethora of educational options nearby ranging from early learning centers to high schools. The convenience of having both shopping centers and the city center within reasonable distances adds to the appeal. This kind of environment offers a balanced lifestyle, catering to both practical needs and recreational opportunities. If someone is looking to settle in a suburb that prioritizes education, convenience, and accessibility, Allotment 202 - 407m2 Ideal for investors, young families and first home buyers • Desirable Suburb • Close proximity to shopping centres • Walking distance to public transport • Close to a variety of schools Call Nick Raval on 0466 96 3131 to discuss your real estate needs...eXp Realty are officially the #1 real estate agency in SA for total number of listings and sellings on realestate.com.au. With over 87,000 agents in 24 countries world wide, we are here to help you with all your real estate needs. RLA 300 185 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website. Any details, text, plans, shown dimensions are approximations, subject to change, for representation purposes only, they are not part of any legal document or agreement. No guarantee is given that they are true or correct..Photos may have been enhanced for visual appeal. Or 'Sprinkled with Magic Fairy dust' re-touched to enrich the night sky, add a sunset or gloss over some repair items. Staging Disclaimer: Photos for illustration purposes only and may contain digitally staged elements and enhancements such as virtual furniture, soft furnishings or other property features - buyers should do their own due diligence prior to entering into a contract of sale to confirm the suitability of the property for their intended use. Council may or may not have complete records of property improvements. Some features may require servicing, repair, or maintenance, no warranties are expressed nor implied. Unless otherwise agreed, the property is offered and sold on as-is basis. If suitable for Subdivision or Re-Development, it is STCC (Subject to Council Consent). Make your own inquiries. More detail is in the Contract Note, Form 1, and Searches. Any Furniture or Personal effects shown in the property or photos are not included unless specified as Inclusions or Exclusions. For AUCTION: Section 7 and Vendor Statements re: encumbrances, etc., may be viewed in the office three days prior and at the Place of Auction 30 minutes prior. If bidding, pre-arrange Finance and/or any additional inspections asap. Unless otherwise agreed, 10% Deposit due on Fall of the hammer or subsequent purchase with a 30-Day Settlement. During Opens, Private Inspections, Online, or Offline Enquiries, we request and record your name, email, phone for Vendor security, feedback, peace of mind AND to assist YOU, in your dream home search. You will receive follow-up, you can make an offer, ask Q's, or give feedback. Details are confidential as protected by the Privacy Act 1988. Privacy Policy is available on our website. \*Sensible Conditions Apply, E&OE