

**640 Angle Vale Road, Angle Vale, SA 5117**



**Residential Land For Sale**

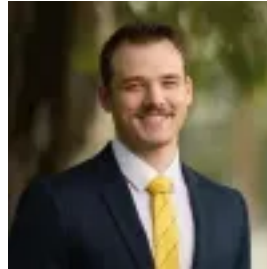
Friday, 24 May 2024

640 Angle Vale Road, Angle Vale, SA 5117

Type: Residential Land



Callan Lister  
0881808162



Gabriel Fridmanis  
0881808162

## Best Offers by 14th Jun 2024

Welcome to 640 Angle Vale Road, Angle Vale - an exceptional opportunity for large-scale estate developers to make their mark in one of Adelaide's fastest-growing regions. Property Overview:- Address: 640 Angle Vale Road, Angle Vale- Land Size: Approximately 9.61 acres - Zoning: Property zoning details master planned township- Development Potential STCCKey Highlights:1. Strategic Location: Situated in the heart of Angle Vale, this property enjoys excellent connectivity to major transport links. 2. Thriving Community: Angle Vale is experiencing exponential growth, attracting families, professionals, and investors alike. The demand for quality housing is on the rise, making this an opportune time for development.3. Flexible Zoning: The property's zoning offers a wide range of development possibilities, from residential estates to mixed-use projects, subject to council approval. 4. Surrounding Amenities: Close proximity to essential amenities such as schools, shopping centers, medical facilities, and recreational areas adds to the property's appeal. Development Potential:- Subdivision into residential lots or multi-unit dwellings also with commercial provisions. - Creation of a master-planned community with parklands, walking trails, and communal facilities.- Integration of commercial spaces to cater to the growing population's needs. Area Growth:- Angle Vale has witnessed significant population growth over the past decade, with projections indicating sustained expansion in the years to come.- Infrastructure developments, further enhance the area's attractiveness for investors and residents alike. Ideal Buyers: This listing is tailored for visionary developers seeking to capitalize on Angle Vale's rapid growth. Whether you're an established player in the property market or a newcomer with bold aspirations, this property offers a canvas for realizing your development dreams. Don't Miss Out! 640 Angle Vale Road presents a rare opportunity to shape the future landscape of this burgeoning suburb. Contact us today to discuss this prime development opportunity and unlock its full potential! To put an Offer to Purchase online please follow the link:  
<https://forms.monday.com/forms/47b392bf41a9d21d63d4b3115313f956?r=use1> Want to find out where your property sits within the market? Have one of our multi-award-winning agents come out and provide you with a market update on your home or investment! Call Callan Lister on 0412 388 183 or click on the following link  
<https://raywhiteanglevale.com.au/agents/callan-lister/123085> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.