

7 Baloo Street, Ingle Farm, SA 5098



House For Sale

Friday, 9 February 2024

7 Baloo Street, Ingle Farm, SA 5098

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1128 m2

Type: House



Daniel Sanderson

0439801622

\$750,000

Auction: Saturday 24th February at 11 am on site. A rare opportunity to secure this substantial development site of some 1,128 sqm approximately (subject to appropriate planning consents) with a wide 20.11m (approx.) frontage and a considerable depth of over 50m (approx.). Alternatively, build your dream trophy home (STPC) and take advantage of this incredibly large and rare land size. As an added option, there is currently a solid 3-bedroom home (c1972) on the allotment, which could be renovated and just move in. Surrounded by other quality developments and impressive new homes, and superbly located, the property has ease of access to Bridge Road and Main North Road, making the drive to the CBD or further north a breeze. Zoned for Valley View Secondary School and within walking distance/zoned to North Ingle School. Close proximity to a variety of useful amenities, such as Ingle Farm Shopping Centre. Gorgeous parks and reserves close by include Makin Reserve, Rowe Park and Golding Oval, allowing you to embrace the outdoors. For definite sale, and with allotments of this size and calibre becoming scarcer by the month, be sure to register your interest today with Daniel Sanderson or for further enquiries. Auction is set for Saturday 24th February at 11 am on site. Description: . CT: 5338 / 185. Council: City of Salisbury. Zoning: General Neighbourhood (GN). Land: 1,128 sqm (approx.). Council Rates: TBA. ES Levy: TBA Vendor Statement/Auction Conditions available at the agents office 3 business days before the auction and at the auction 30 minutes prior to the commencement of the auction. If a land size is quoted it is an approximation only. You must make your own enquires as to this figure accuracy. Smallacombe Sanderson does not guarantee the accuracy of these measurements. Contact the local council on what is possible and what is not possible on this allotment.