

12 Spence Avenue, Myrtle Bank, SA, 5064

House For Sale

Tuesday, 3 September 2024



12 Spence Avenue, Myrtle Bank, SA, 5064

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Off-Market Development Opportunity

We are pleased to present an exceptional off-market opportunity at 12 Spence Avenue, Myrtle Bank. This 709sqm property, with a 16.5m frontage, is zoned in the Urban Renewal Neighbourhood Zone, making it ideal for high-density development.

Located within the City of Unley Council, the property benefits from Plan SA's flexible guidelines, allowing for a variety of development styles. This prime location offers close proximity to essential services and amenities

This property is situated in the heart of Myrtle Bank, adjacent to the Southern Cross Care – Carmelite facility, providing a peaceful and convenient setting for eligible residents. Additionally, the property is just 7km from the CBD, with multiple public transport options available from Spence Avenue onto Cross Road.

This unique opportunity is set to attract significant interest, so don't miss out on exploring the potential of 12 Spence Avenue.

SAAPA Property Zone Details – 12 Spence Avenue, Myrtle Bank

Property Details | Planning and Design Code

Assessment Pathway That Apply to this Property (STCC):

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

Desired Outcome (STCC):

Housing and other land uses which no longer meet community preferences are replaced with new diverse housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

The vendor will be seeking Expressions of Interest with flexibility on settlement terms for the right purchaser.

Any further questions please don't hesitate to contact me on 0481 391 041 or sales@wilsonrossi.com.au

We do not accept any responsibility or liability for any errors, omissions, or misrepresentations in this information. We strongly encourage all parties to seek independent advice to verify the accuracy of the information and to ensure that this property meets their specific needs and requirements. Any decisions made based on the information provided are solely at the discretion of the buyer.

STCC - Subject to Council Consent*

Wilson Rossi - RE
RLA 320 080