

18 Amber Avenue, Clearview, SA 5085



Residential Land For Sale

Thursday, 18 April 2024

18 Amber Avenue, Clearview, SA 5085

Area: 896 m2

Type: Residential Land



Rosemary Auricchio
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Contact Agent

Potential awaits in this elevated north/south facing allotment, with clear views of Adelaide's North and its coastline. Spanning approximately 896sqm and 19.61m frontage with mainly cleared land, this property is perfectly poised for those seeking a canvas to build your dream home or an addition to your investment portfolio. If you want to think while you wait, the tenant will reward you until at least February 2025 at \$990 per fortnight. With ample space and favourable orientation plus a solid foundation from the existing home on site, this property presents a myriad of opportunities to cater a variety of needs. - Approximately 896m2 of prime symmetrical land, and 19.61m frontage, there is ample space for various development possibilities - Opportunity to subdivide into 2 or 3 dwellings, subject to Council Consent Situated in the desirable suburb of Clearview, known for its family-friendly atmosphere and proximity to essential amenities. Conveniently located near public and private schools, parks, Gepps Cross, Enfield Greenacres, Sefton Park and Sefton Plaza shopping malls plus public transport, ensuring a convenient lifestyle for residents. For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849. Disclaimer: Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322