

2 Torrens Road, Highbury, SA 5089



House For Sale

Friday, 12 July 2024

2 Torrens Road, Highbury, SA 5089

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1520 m2

Type: House



Brijesh Mishra
0430140905



Monique Kingsada
0402041637

Auction Friday 9th of August 5:30pm (USP)

Welcome to this extraordinary opportunity in the highly sought-after suburb of Highbury, located in the prestigious Tea Tree Gully council zone. This remarkable property, situated on three separate titles, offers unparalleled potential and breath-taking views that will leave you in awe. Highbury is widely considered the most desirable suburb within the Tea Tree Gully council zone, making a large and unique allotment like this an exceptionally rare opportunity. This large, unique allotment is a rare gem, offering a lifestyle of prestige and convenience. With easy access to amenities, schools, parks, and public transport, this location truly has it all. Prepare to be mesmerized by the stunning, panoramic views of the valley across Torrens Road. From the elevated position, you can enjoy Black Hill on the left and breath-taking city views on the right. This unique property provides a multitude of development options and flexibility, whether you're looking to renovate, subdivide, develop luxury homes, or even commercial property options given it is a high exposure corner site (STPC). There are also numerous subdivision opportunities ranging from three to potentially seven allotments (STPC). As a bonus for those looking to create a fourth allotment, four water meters have already been connected. 2 Torrens Road - 359m² (approx.) 2A-2B Torrens Road - 768m² (approx.) 2C Torrens Road - 384m² (approx.) For first home buyers purchasing either of the two vacant allotments (2 & 2C), you may be eligible for stamp duty relief on the land purchase and the First Home Owners Grant of up to \$15,000 to build your new home (both subject to criteria), potentially saving you tens of thousands of dollars! Don't miss this rare opportunity to secure a one-of-a-kind property in the heart of Highbury. Whether you're an investor, developer, or looking for your dream home, this property offers unparalleled potential and an enviable lifestyle. This property will be up for auction as part of our in-room auction night on Friday 9th of August at The Somerset Hotel (505 Bridge Road, Para Hills SA 5096). Doors open at 5:00pm, with auctions beginning at 5:30pm. We hope to see you there! For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326547