

22 Broughton Road, Elizabeth Vale, SA, 5112



House For Sale

Saturday, 10 August 2024

22 Broughton Road, Elizabeth Vale, SA, 5112

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Winston Coxon

0884828204

Development Opportunity - 917sqm Corner Allotment

Ray White Salisbury is proud to present 22 Broughton Road Elizabeth Vale.

Zoned for / as 'Strategic Innovation', this opportunity offers a beautiful home on an individual torrens titled corner allotment to form approximately 917m² of prime land with two wide street frontages.

As part of Council re-zoning - to further establish the health precinct for the northern sector of Adelaide - this parcel of land is supremely located near brand new developments, with exposure to the Lyell McEwin Hospital.

The residence has been immaculately maintained and tastefully updated over time. If you wish to retain the home and use it as a rental, it has been rental appraised at \$450 - \$480 per week, which will help ease holding costs while you develop your next plan for the property. With recent sales in the area setting new benchmarks and standards for strategic innovation, the sellers have set realistic expectations for the properties.

Information about the development guidelines can be obtained from the City of Playford Planning department plan@playford.sa.gov.au

Some information about recent announcements can be found here:

<https://www.architectureanddesign.com.au/news/northwest-playford-healthcare-precinct-upgrade>

With more infrastructure being built and the daily amount of traffic increasing to the area, this parcel of land offers great exposure to large crowds over time and many businesses soon to come. If you are looking for a great development opportunity look no further!

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Prospective purchasers are advised to carry out their own investigation.