

27 Langman Grove, Felixstow, SA, 5070



House For Sale

Saturday, 10 August 2024

27 Langman Grove, Felixstow, SA, 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Kevin Radloff
0432375216



Christine Smitham
0413879102

Planning Consent Achieved! Only A Few Steps to Felixstow Reserve, North Facing Backyard - S.T.C.C Auction onsite Saturday 31st August at 11.30AM

Rare suburban infill development opportunity with Planning Consent for 2 x new courtyard homes. The owners have invested considerable time & money into obtaining the approvals for a significant tree to be removed and for the Planning Consent to be granted for a 1 into 2 lot subdivision to be completed at 27 Langman Grove.

Opportunity knocks for those savvy investors or families looking to change up their accommodation and in doing so; securing a position that has been owned by the 1 owner for a lifetime!

They are handing over pretty much a blank canvas opportunity to develop a new family home or two courtyard homes (S.T.C.C).

Alternatively, the site may be retained at its current full size and a custom-built full-sized family home with an inground pool built in the North Facing back yard just might be the ultimate goal of those buyers seeking to secure a property sited so close to such a beautiful and picturesque reserve and wetlands reserve that is just minutes away off of Riverside Drive. The beautiful Linear Park Reserve is one of Adelaide's premier family friendly parklands.

This property will be a very wise investment into a location that is both unique and highly coveted. Ready for the new buyer to make the decision on whether to carry on with the land division process or to secure the generous 640SQM allotment for the site of their luxury family home.

- * Zoned General Neighbourhood GN
- * City Of Norwood Payneham ST Peters Council Area
- * North Facing Backyard and a holding of 640 SQM
- * 17 Metre frontage to Langman Grove
- * Planning Consent achieved and development ready - subject to consents & approvals.

Please Note: The Property Is Being Marketed Without a Price Guide. Recent sales are available on request and from the QR Code on the sign, brochures and the listing online.

Whilst ever care has been taken to verify facts and data, we rely also on 3rd party input and information. Please make your own investigations into the zoning and suitability of this property prior to purchasing.

The Form 1 is available to view and will be on display for the required 3 days prior to the auction and at the property for at least 30 minutes before the commencement of the auction.

Call Kevin - Jump Property RLA 260 752 for more information.

M: 0432 375 216 E: kevin@jumpproperty.com