

82 Lurline Avenue, Gilles Plains, SA 5086

ALL ADELAIDE

House For Sale

Wednesday, 10 July 2024

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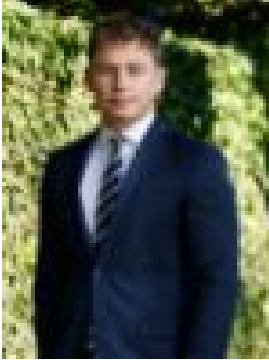
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 800 m2

Type: House



Blake Bryant
0476957176



Paul Bateman
0422936645

Auction On Site: Saturday 13th of July at 4:30pm

Quietly nestled on a large corner allotment of approximately 800m², this traditional timber framed home is now ready to enter its next evolutionary phase of urban development and presents a rare earth opportunity to subdivide and redevelop. Astute investors and developers will certainly want to explore the future use potential of the large allotment, offering a rare opportunity to demolish and construct 2 or 3 brand-new homes (subject to current planning consents and council approvals). All surrounding allotments have been previously developed, providing the catalyst for any future urban renewal and redevelopment improvements that wise entrepreneurs may wish to explore. Enjoy the appeal of this fabulous location offering the lifestyle convenience of elite positioning adjacent St Pauls College, just a short walk to public transport on Grand Junction Road and with the Valley View Golf Course just a quiet meander up the street along with the Dry Creek Linear Reserve. Get creative, do the planning and enjoy the future potential of this fabulous allotment, but be quick as this corner allotment will certainly not be on the market long. Briefly: * Rare earth opportunity on large corner allotment * Block size of 800m² with dual street frontage * Opportunity to demolish and subdivide * Potential to construct 2 or 3 brand-new homes (subject to current planning consents and council approvals) * Allotment surrounded by brand-new homes, recently developed * Fabulous location adjacent St Pauls College, near Grand Junction Road transport and close to the Valley View Golf Course. Quietly located within easy reach of the numerous parks and reserves in the local area including Wandana Reserve and playground just a short walk away. The Dry Creek Linear Reserve, Valley View Golf Course and Thomas Turner Reserve are all in the local area. Public transport is a short walk away to Wandana Avenue and Grand Junction Road, perfect for your daily commute. Local schools include Wandana Primary & Early Learning, (just a short walk away), St Pauls College, TAFE SA Gilles Plains, Pinnacle College, Dernancourt Primary School and the Colleges of Northgate. The zoned public secondary school is Avenues College. Gilles Plains Shopping Centre is just down the road for your weekly groceries, with Tea Tree Plaza also available for quality lifestyle shopping. All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. The vendor's statement (Form 1) will be made available at 193 North East Road Hampstead Gardens for 3 consecutive business days prior to the Auction as well as at the premises on the day 30 minutes prior to the Auction.