

**10 Bellerophon Street, Yatala Vale, SA, 5126**

**Land For Sale**

Wednesday, 14 August 2024

10 Bellerophon Street, Yatala Vale, SA, 5126

Type: Land



Mark Lands

0402209563

## Opportunity Awaits on a Spacious 4,471 Square Meter Allotment in a Peaceful Location

Positioned on an expansive 4,471 sqm allotment and boasting a wide 50 meter frontage (approximates), this block of land is perfect for those looking to design and build their dream home in a tranquil, exclusive setting close to suburban living. Nestled amongst nature yet only 30 minutes from the heart of Adelaide, this amazing offering provides beautiful views of the surrounding countryside.

Private, serene, and surrounded by greenery, this amazing block of land offers convenient access to the popular Westfield Tea Tree Plaza which offers the O'Bahn for public transport options as well as an array of shopping and entertainment choices. Fairview Green Shopping Centre is a short drive away and offers Foodland and Shell Coles Express for added convenience. The quality education options nearby include Fairview Park Primary School, Banksia Park R-6 School, Banksia Park International High School and Pinnacle College.

The property currently features an unfinished dwelling. It is important to note that Builders Indemnity Insurance was not in place prior to the commencement of construction. As a result, prospective buyers should anticipate the need to clear the site and begin construction anew.

More to love:

- > A beautiful allotment with scenic views from multiple vantage points.
- > Prime 4,471 sqm allotment.
- > Wide 50m frontage.
- > Build your dream home and add further value (STNC).
- > Just 30 minutes from the CBD.
- > Provision for septic system.
- > Water mains connected.

Details:

Certificate of Title | 5945 / 383

Title | Torrens Title

Land Size | 4,471 sqm approx

Frontage | 50.2 meters approx

Council | CITY OF TEA TREE GULLY

Council Rates | \$TBA pa

Water Rates | \$TBC pq

All information provided has been obtained from sources we believe to be accurate. However neither the agent or vendor guarantee this information and we accept no liability for any errors or omissions. All interested parties should seek their own independent legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Lands Real Estate's office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 1609.