

**30 The Boulevard, Parafield Gardens, SA, 5107**

**Land For Sale**

Friday, 16 August 2024



30 The Boulevard, Parafield Gardens, SA, 5107

Type: Land

## Your First Step: Prime Parafield Gardens Land!

To submit an offer, please copy and paste this link into your browser:

<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to the market an opportunity to secure a generously sized block of land on The Boulevard, Parafield Gardens. This prime block spans approximately 443sqm with a sizable frontage of 15m approx. Eligible buyers can benefit from the \$15,000 First Home Owners Grant and Stamp Duty First Home Buyer Relief, making this an unmissable chance for first-time homeowners.

With its generous land size and strategic position, this block offers exciting possibilities for creating a modern and profitable investment property, or a chance to build a spacious family sanctuary to live inside a sought-after suburb. Whether you're building your dream home or seeking a smart investment, you do not need to look any further.

Positioned in the heart of Parafield Gardens, 30 The Boulevard offers an enviable lifestyle. Enjoy the tranquility of nature with the Ohio Court Reserve, Leaf Street Reserve, and Boulevard Wetlands just moments away, providing perfect spots for leisurely walks, picnics, or simply unwinding. For everyday conveniences, Hollywood Plaza, Martins Plaza, and Paralowie Plaza Shopping Centre are nearby. Families will thrive with easy access to education, including The Pines Primary School, Garden College, and Parafield Gardens Primary and High Schools. Aspiring students can also take advantage of the University of South Australia's Mawson Lakes campus, conveniently located nearby. Commuting is a breeze with the Parafield Gardens Train Station within reach, connecting you effortlessly to the wider metropolitan area.

Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect!

Land Size / 443sqm (approx)

Frontage / 15m (approx)

Zoning / GN - General Neighbourhood

Local Council / City of Salisbury

Council Rates / \$1,644.24 pa (approx)

Water Rates (excluding Usage) / \$662.20 pa (approx)

Es Levy / \$134.60 pa (approx)

Title / Torrens Title 5998/633

Easement(s) / Nil

Encumbrance(s) / to Terra-Dura Pty. Ltd. and Caleta Pty. Ltd - See Title

For additional property information such as the Certificate Title, please copy and paste this link into your browser:

<https://vltre.co/ryko4V>

If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts.

Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/>

Edge Realty RLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in.

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supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.