

**4/63 Cheltenham Parade, Cheltenham, SA, 5014**



**Sold Land**

Wednesday, 23 October 2024

4/63 Cheltenham Parade, Cheltenham, SA, 5014

**Parkings: 1**

**Type: Land**



Nick Psarros

## **ANOTHER ONE SOLD BY NICK PSARROS AT RAY WHITE PORT ADELAIDE/LARGS BAY**

Nick Psarros and Niki Pittakis of Ray White Port Adelaide/Largs Bay are excited to present this soon-to-be-completed, custom-built SA Designer home, featuring community titles. Expertly crafted to the highest standards, this home is set in the highly sought-after suburb of Cheltenham.

Tailored for modern family living, this architecturally designed masterpiece strike the perfect balance between functionality and elegance. It offers a seamless integration of indoor and outdoor spaces, with an open-plan layout that fosters a sense of space and connection. Abundant natural light flows through the living areas, creating a warm and inviting atmosphere throughout.

Expected completion - March 2025

First Home Owners Grant is applicable and stamp duty concession

2 bedrooms, 1 bathroom, 1 car garage

For more information or to register your interest, please contact Nick Psarros on 0400 506 555 or Niki Pittakis on 0403 585 277 today.

A significant part of Cheltenham is now part of the new suburb, St Clair. Enjoy leisurely walks around the wetlands and bike paths. Local schools include Mount Carmel Primary and Mount Carmel Secondary School. Cheltenham Train Station has a direct route to the CBD in 15 minutes. Nearby the St Clair Shopping Complex boasts a variety of shops: Coles Supermarket, Michel's Patisserie, St Clair Chicken and Seafoods, Dhana Latchmi Indian Restaurant, Wok in a Box, Bakers Delight, Amcal Pharmacy, Sushi Train, Uniq Nails and Beauty, St Clair News agency, Hair Salon and Flight Centre - all this for your convenience.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7>

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.