

# Lot 1, 12 Ponsford Crescent, Parafield Gardens, SA 5107

RADELAIDE

## Sold Residential Land

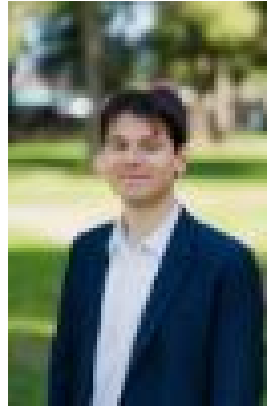
Saturday, 2 December 2023

Lot 1, 12 Ponsford Crescent, Parafield Gardens, SA 5107

Type: Residential Land



Baldeep Dang  
0881263878



Anthony Polverino  
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**\$320,000**

Situated in the popular area of Parafield Gardens, here is an exciting opportunity to purchase two Torrens titled allotments of approximately 352m<sup>2</sup>(approx.) and 320m<sup>2</sup>(approx.) with massive frontages of 15.29m(approx.) and 13.41m(approx.). These fairly flat allotments contain no encumbrances or easements, giving you a stress-free opportunity to transform your dreams into reality. Ideally positioned in this family orientated area, this beauty is in very close proximity to quality schools, Shopping Centres, local suburban reserves, and public transport with direct access to the city via the train. The best part about this land: Torrens Titled Two to choose from Wide frontages of 15.29m (approx.) and 13.41m (approx.) Potential to build double storey (STCC) Potential to build single storey double garage (STCC) 352m<sup>2</sup> (approx.) and 320m<sup>2</sup> (approx.) of land No easements or Encumbrances Walking distance to public transport Now is the time to act - take advantage of the possible grants (Subject to eligibility criteria) for first home buyers and save further thousands of dollars on Stamp Duty costs. This truly reflects amazing value! What a great opportunity to build your dream home in this family orientated area close to all important amenities and the CBD. Where else can you find value like this in such a sought-after suburb? Choose your own builder or talk to us for our home and land package options This is a very rare opportunity and is bound to sell quickly! So, get in quick! For more information, call Baldeep today! While we have made every possible effort to ensure that the information provided is accurate, Radelaide Real Estate accepts no liability for any inaccuracies or exclusions (including but not limited to a property's land size, floor plans and size, overall condition). We recommend that if you are interested, to make your own inquiries and obtain your own legal advice where necessary. RLA: 319212