

Lot 102, 5 Heathfield Avenue, Dernancourt, SA 5075 **Boffo**

Sold Residential Land

Thursday, 11 April 2024

Lot 102, 5 Heathfield Avenue, Dernancourt, SA 5075

Type: Residential Land



Paul Leombruno
0882697711

\$390,000

Discover an incredible opportunity you won't want to miss! Secure your piece of paradise in the highly desirable suburb of Dernancourt nestled in a quiet cul-de-sac. These proposed allotments present a unique chance to turn your dream home into a reality or make a savvy investment in a thriving area poised for future growth. We are thrilled to present two separate proposed allotments with impressive dimensions: Lot 101 - UNDER CONTRACT.- Generous size of approximately 360m²- A substantial frontage of approximately 9.15 meters- A depth of approximately 39.32 meters Lot 102 - UNDER CONTRACT.- A spacious area of approximately 359m²- A frontage of approximately 9.14 meters- A depth of approximately 39.32 meters An original three-bedroom home currently comprises with the option to purchase the whole site on an as is basis. While the sub-division has successfully cleared its initial approval stage. Contact Paul Leombruno for further information. Conveniently situated just moments away from the vibrant Dernancourt shops, these allotments offer the perfect blend of urban amenities and tranquility. Families will appreciate the proximity to a variety of esteemed schools, including Kildare College, St Ignatius College, Charles Campbell College, The Avenues R-12 College, Dernancourt Primary School, and Athelstone Primary School. For nature lovers, a leisurely stroll to Linear Park trails awaits, providing an escape to lush green spaces. Commuting is a breeze with easy access to public transportation connecting you to the O-Bahn network. Enjoy the best of both worlds with the city buzz, as Adelaide CBD is just approximately 12km away, and the shopping and entertainment hub of Tea Tree Plaza is a short drive, offering a world of retail, dining, and leisure options. Don't miss out on this golden opportunity! Note: This Proposed Plan of Land Division is being offered subject to all Council and government consents and subject to the deposit of the plan of land division and at this time may or may not be approved and/or may be awaiting approval and/or conditions to be satisfied, therefore please refer to the agent and/or the vendor and/or council in relation to the status of this proposed land development and/or make your own investigations to satisfy your enquiries. This is a Land Sale and the buyer will settle on Land only at settlement. For these and all other enquiries in relation to this proposed land offering and/or how it is being offered, then please refer to the agent and or vendor for further clarification. RLA 313174