

**Lot 2, 20 Cumberland Avenue, Modbury Heights, SA
5092**



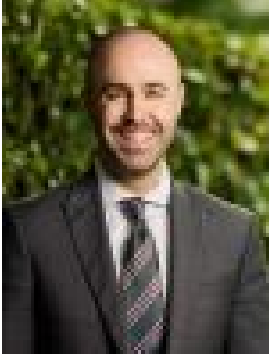
Sold Residential Land

Saturday, 12 August 2023

Lot 2, 20 Cumberland Avenue, Modbury Heights, SA 5092

Area: 349 m2

Type: Residential Land



Nick Borrelli
0861871302



Andrew Mayne
0434973204

\$350,000

Perfectly located in a quiet street within easy reach of desirable amenities is this 349sqm(approx.) allotment in Modbury Heights providing the perfect opportunity to build the home of your dreams. Modbury Heights Shopping Centre is close by and quality specialty shopping facilities can be found at Westfield Tea Tree Plaza. Public transport is only a short walk to Murrell Road. There are many parks and reserves in the local area ideal for your sport and recreation, including Para Hills Reserve & Billabong Reserve, just around the corner, the Para Hills East Soccer Club & Para Hills Tennis Clubs. The Modbury Sports and Community Club and the well-known Waterworld Aquatic Centre just a short 7min drive away.

Allotment Details: Land Size: 349sqm (Approx.) Frontage: 9.15m Depth Left Side: 38.1m Depth Right Side: 38.1m Rear Boundary: 9.15m

Choose from nearby unzoned primary schools include The Heights School, just a short walk away, Redwood Park Primary School & Modbury School Preschool - 7. The zoned high school is The Heights School. Quality local private schooling is available at St Francis Xavier Regional Catholic School, Golden Grove Lutheran School, Gleeson College & Pedare Christian College. Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | TEA TREE GULLY Zone | GN - General Neighbourhood \\ Land | 349sqm(Approx.) Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa