

**Lot 2, 3 Filmer Avenue, Para Hills, SA 5096**



**Sold Residential Land**

Friday, 29 September 2023

Lot 2, 3 Filmer Avenue, Para Hills, SA 5096

Area: 389 m2

Type: Residential Land



Paresh shah  
0433555105

**\$320,000**

LIVING with LUXURY in the heart of PARA HILLS YES, you are not dreaming. Attention to every 1st home buyers, local + interstate and International Investors! FIRST HOME BUYERS: STAMP DUTY MAY ALSO BE ABOLISHED FOR LAND VALUED UPTO \$400,000 STOP dreaming to live close to Adelaide CBD. This is the opportunity not to miss as this property will full fill all your desire. Paresh Shah from RELAX Real Estate proudly presents this beautiful 2 torrens title blocks of land in the heart of PARA HILLS. Lot 1 - 388sqm & 9.89 mtr front Lot 2 - 389sqm & 9.83 mtr front This Torrens titled allotment creates fantastic value and premium position in high performing suburb. Less than 30 minutes from the CBD exists a unique opportunity for you to buy into the sought after lifestyle Para Hills has to offer. With this generous allotment currently available, building your dream home or investment property in this flourishing area is now within your reach! • Block represent terrific buying for any 1st home owner, downsizer or investor alike. # A short stroll to the Ingle Farm & Tea Tree Plaza Shopping Centres, quality cafes, schooling and public transport, this truly is an opportunity not be missed. # These particular allotment are walking distance to the bus and an easy commute to a range of local amenities including; \* Ideally located and within a Walking distance to the local Para Hills School, Library, shopping centre parks & easy access to great public transport. \* Minutes' drive to Mawson lakes, Tea tree Plaza Shopping & all other life's necessities. Close to:- Prescott Northern Primary- Para hills Schools- Valley View Secondary- Coles & Kmart at Ingle Farm Shopping Centre & MUCH MORE! MAKE YOUR BEST OFFER TODAY & SETTLE DOWN IN YOUR DREAM HOME. Opportunities like this don't last long so grab this OPPORTUNITY! I suggest you to stop thinking too much, pick up your phone and call: Paresh Shah 0433 555 105. Specialists in: All suburbs of Adelaide. Call RELAX REAL ESTATE TO SALE YOUR PROPERTY. RLA 287351 Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Prospective purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale. All parties who are interested to claim first home buyer grant, please seek advice from your mortgage broker or contact revenue SA to check your eligibility criteria for FHOG & government mortgage guarantee scheme.