

**Lot 50, 30 Hawkins Av, Hillcrest, SA 5086**



**Residential Land For Sale**

Tuesday, 2 April 2024

Lot 50, 30 Hawkins Av, Hillcrest, SA 5086

Area: 404 m2

Type: Residential Land



John Taylor

## Contact Agent

Ideally located within the ever-popular suburb of Hillcrest sits these favourable sized allotments. Only 1 now available Lot 50 Hawkins Avenue Hillcrest, Hillcrest's popularity stems from offering its residents an easy lifestyle with direct routes into the Adelaide CBD all while being surrounded by quality shopping centres, private, public schools, and public transport. This is a great opportunity for buyers who are looking to enter a competitive property market, invest and develop. Whichever road you choose to pursue, this hard to come by sized allotment gives you the chance to design and build from ground up with the luxury of selecting your own builder (STCC). Allotment size approx. 404sqm Cnr block. This allotment does not currently have a house on it as 1 title and plans have been submitted for subdivision (STCC) to demolish the current house and subdivide into 2 vacant blocks (STCC) Titles to be issued could take between 3 and 6 months as a guide only from house demolish date. Situated a stone's throw from the local parklands and major shopping precincts are within 5-10 minutes drive; these include Walkerville shopping centres, Greenacres Shopping Centre and the Gaza Sports & Community Club. Schools in the vicinity include Vale Park Primary School, Cedar College and St Pius X School to name a few. In Brief:- Ideal for investors and developers- Desirable Suburb- Close proximity to shopping centres and quality schools- Direct bus routes into Adelaide CBD- Close to local shopping centres such as North Park Shopping Centre, Churchill Centre Don't hesitate to enquire today, this hidden gem is sure to go soon. Contact John Taylor M: 0448095241 (RLA 315723) Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. The vendor reserves the right to accept or decline any offers.