

**Lot 550 2 Kelmscott Street, Rosewater, SA 5013**



**Sold Residential Land**

Friday, 25 August 2023

Lot 550 2 Kelmscott Street, Rosewater, SA 5013

Area: 283 m2

Type: Residential Land



Nathaniel Kennerdale

0477778132

**\$335,000**

Nathaniel Kennerdale from Ray White Port Adelaide/Largs Bay is pleased to present to the market an incredible opportunity for first home buyers, investors, and those envisioning their dream home! We present to you 1 proposed allotment, boasting approximately 283m<sup>2</sup> of prime real estate and over 15 metre (approx.) frontage! This is a chance to secure your slice of land and embark on a journey towards creating the perfect abode. For first home buyers, this is a golden opportunity that shouldn't be missed. With the government's enticing incentive of \$15,000 to build a new home, you can kickstart your homeownership journey with a generous financial boost. Imagine the possibilities of designing your very own home, tailored to your unique preferences and needs. Say goodbye to renting and hello to a place you can truly call your own. Investors, this is a chance to diversify your portfolio and tap into the thriving real estate market. The allure of this allotment lies not only in its ideal size but also in the potential for lucrative returns. The demand for quality housing is ever-present, and with this conveniently located allotment, you have the chance to create a desirable property that will appeal to tenants and buyers alike. Furthermore, for those aspiring to build their dream home, this opportunity is a dream come true. With ample space to bring your vision to life, you can design a residence that reflects your unique style and caters to your every desire. Imagine waking up every day in a home meticulously crafted to meet your family's needs, with the added satisfaction of knowing it was built from the ground up. But wait, there's more! By seizing this opportunity, you may also take advantage of stamp duty relief if you are a first home buyer. This means keeping more money in your pocket while still acquiring the land you've always wanted. Don't let this opportunity pass you by. Whether you're a first home buyer, an investor seeking lucrative opportunities, or an individual ready to bring your dream home to life, this proposed allotment offers the perfect canvas for your ambitions. Act now to secure your place in the flourishing real estate market and capitalise on the government incentives available. Contact Nathaniel Kennerdale on 0477 778 132 to learn more about this enticing allotment and unlock the door to your bright future in real estate!

Rosewater is situated in the western suburbs of Adelaide and is located 12km north-west of Adelaide's central business district (CBD). Local schools include Mount Carmel College and Our Lady of Mount Carmel Parish School. Attractions nearby include the Award Winning Vietnam Restaurant and Viet Next Door restaurant, the Rosewater Football Club, Rosewater Bowling Club, fantastic parks & walking trails. Amenities include, Alberton IGA, Discount Pharmacy, Fish & Chip Shops, Rosewater Foodland, Grand Health Medical Clinic and many more. Minutes to the St Clair Shopping Complex boasts a variety of shops: Coles Supermarket; Liquorland; specialty shops, Michel's Patisserie; St Clair Chicken and Seafoods; Dhana Latchmi Indian Restaurant; Wok in a Box; Bakers Delight; Amcal Pharmacy; Sushi Train; Uniq Nails and Beauty; St Clair Newsagency; Hair Salon and Flight Centre, all this for your convenience. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.