

# Lot 69, 512 Beatty Avenue, Hillcrest, SA 5086

## Residential Land For Sale

Thursday, 9 May 2024

Lot 69, 512 Beatty Avenue, Hillcrest, SA 5086

Area: 165 m2

Type: Residential Land



Matt Sergeant  
0439803923



Andrew Butler  
0422583290

**\$248k**

This is a unique and exciting opportunity to build neighbour to all desirable amenities such as Anstey Hill Recreation Park and Black Hills Conservation Park perfect for recreation and exercise as well as hidden parks and playgrounds where children can live out imaginary adventures and play in harmony with nature. Love to get out on the golf course? The Valley View Golf Course isn't too far from your new home, the perfect place to catch up with friends and work on your swing! Fulfill all your shopping needs with all the stores you can think of on your doorstep. Gilles Plains Shopping Centre and Tea Tree Plaza are just moments away and feature 100's of different retail options, dining and so much more. Looking for a place for the kids or future kids to learn? Nearby you'll have an outstanding selection of well-established, quality public and private schools catering for students from reception to Year 12, such as Avenues College, Dernancourt School, Hillcrest Primary and Cedar College – just to name a few. Getting to and from Beatty Avenue via public transport is easy, with multiple bus stops within walking distance getting you from Hillcrest to the CBD in 29-minutes (approximately). At Beatty Avenue you'll feel an immediate sense of real community and belonging. Everything is conveniently located to ensure you enjoy the very best of the North-Eastern suburbs. For more information about the development and to find out what lots are available please call Matt Sergeant on 0439 803 923 or Andrew Butler on 0422 583 290. Specifications: CT / 5836/677, 6060/57, 6060/59, 6262,590 Council / Port Adelaide Enfield Zoning / GN Land / 165m<sup>2</sup> (approx) Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request. Nearby Schools / Avenues College, Hillcrest P.S, Wandana P.S, Dernancourt School, 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069