

**Lot 8, Smitham Road, Munno Para Downs, SA 5115**



**Sold Residential Land**

Saturday, 3 February 2024

Lot 8, Smitham Road, Munno Para Downs, SA 5115

Area: 2 m2

Type: Residential Land



Michael Fenn  
0405157840



Jared Lund  
0885223311

**\$2,300,000**

This premium corner allotment of approximately 5.038 acres (2.039 hectares) in size has significant frontage to both Demannu Road & Smitham Road. With un-paralleled scope for development (S.T.C.C), a property like this provides an incredible opportunity for the astute investor/developer. Details - Size - 5.038 acres | 2.039 hectares | 20,390m<sup>2</sup> Zoning - MPN - Master Planned Neighbourhood \EAC - Emerging Activity Centre Council - Playford Current residence - 1976 built | 4 bedrooms | Brick construction | 170m<sup>2</sup> (approx.) Services available - Mains water | Mains Electricity For any further information on this property, please contact Michael Fenn 0405 157 840 or Jared Lund on 0433 762 225. 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 either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453