

# Proposed Allotment 2, 5 Harcourt Street, Mansfield Park, SA 5012



## Residential Land For Sale

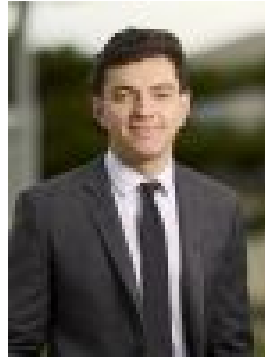
Friday, 18 August 2023

Proposed Allotment 2, 5 Harcourt Street, Mansfield Park, SA 5012

Type: Residential Land



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**\$799,000 - \$849,000**

Please note this auction will take place at Level 2/431 King William Street, Adelaide, SA, 5000 rather than on-site. Registrations began at 5:30PM followed by the auction commencement at 6:00PM. Two allotments to be sold. Allotment 201 - 334m<sup>2</sup> Allotment 202 - 407m<sup>2</sup> Nestled in the charming suburb of Mansfield Park, an exceptional opportunity awaits you to secure a generous 740sqm (approx.) block of land, perfect for crafting your ideal living space. This piece of real estate presents an alluring canvas, inviting you to create a home that suits your lifestyle and preferences. Encompassing 740sqm of prime land, this property offers ample space for envisioning your dream home, or subdivision potential (STCC). Situated in the sought-after Mansfield Park area, you'll relish the blend of suburban tranquility and urban convenience. Currently tenanted at \$620.00 per week until June 2024. Land details: • Frontage: 16.76m (Approx.) • Depth Left: 44.20m (Approx.) • Depth Right: 44.20m (Approx.) • Rear boundary: 16.76m (Approx.) • Land size: 740sqm (Approx.) In Brief: Ideal for investors, young families and first home buyers • Desirable Suburb • Close proximity to shopping centres • Walking distance to public transport • Close to a variety of schools An array of outstanding educational options awaits your family. Immerse your children in a world of learning with schools like St Patrick's School, a mere minute away, and St Joseph's School at a convenient distance of 1.05km. For those seeking high school education, Woodville High School and Mt Carmel College are situated just 5 minutes away. As for the little ones taking their first steps into education, rest assured with choices like Emali Early Learning Centre, located a short 0.66km away, and Goodstart Early Learning at 0.83km. With such a range of esteemed educational establishments nearby, you'll be fostering a bright future for your children right within your backyard. Experience unparalleled convenience with Amada Arndale Shopping Centre a mere 5 minutes away, ensuring all your shopping needs are effortlessly met. For a wider retail experience, the Churchill Centre lies just 3.4km away and when the allure of the city beckons, embrace the short 13.4km journey to the vibrant heart of Adelaide CBD. Don't miss out on this rare opportunity to build your dream home in an incredibly desirable suburb. Contact us for an inspection today. Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ Land | 740sqm (Approx) Council Rates | \$1,124.05pa Water | \$160.16pq ESL | \$276.65pa Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Grange RLA 314 251 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.