

**1164-1166 North East Road, St Agnes, SA 5097**

Pilgrim 袁

**Residential Land For Sale**

Saturday, 29 June 2024

1164-1166 North East Road, St Agnes, SA 5097

Area: 3893 m2

Type: Residential Land



Brett Pilgrim  
0432401010

## Expressions Of Interest by 15/07/2024

Located in the serene suburb of St Agnes, South Australia, the property at 1164-1166 North East Road presents a unique opportunity for development. The offering comprises a substantial parcel of vacant land, totalling a significant 1,762 square meters under a single Torrens title. Additionally, this purchase includes four adjoining community title allotments, encompassing an extra 2,131 square meters of land area, bringing the overall development potential to an impressive scale. The site is situated in a highly desirable location that combines the tranquility of suburban living with the convenience of urban amenities. Prospective developers will take note of the ease of access to life's essentials; this land is ideally positioned close to a variety of local parklands, providing a green respite and recreational spaces for future residents. Educational institutions are readily available, making this site suitable for family-oriented developments. A draw for potential homeowners is the proximity to local schools, ensuring that the educational needs of children of all ages can be met within a short commute. Commercial and retail facilities are also within easy reach. The property is a stone's throw away from an array of shopping options, ensuring day-to-day necessities, dining, and retail therapy are never a concern. Moreover, the public transport infrastructure is well-established, offering excellent connectivity with close-to-doorstep access to transport links that efficiently connect to the broader metropolitan area of Adelaide and beyond. The existing allotments cater to those with vision, presenting a canvas ready for transformation. Furthermore, the dimensions and scale of the total land package offer a remarkable degree of flexibility. There is ample room to design a variety of options that can meet diverse market needs, whether those be single-family homes, townhouses, or even a low-rise apartment complex, subject to the necessary planning consents. This property represents an enticing proposition for the developer with the expertise and imagination to create something truly exceptional. The combination of size, location, and development freedom positions this site as one that holds the potential for a landmark project, shaped to capitalize on its surrounding amenities and growing community. More reasons to love: • 1,762m<sup>2</sup> Torrens Titled allotment & Four Adjoining Community Titles totalling 2,131m<sup>2</sup> • Zoned for Banksia Park International School • Local council: City of Tea Tree Gully • Unique development opportunity