

**13-15 Hunt Crescent, Christies Beach, SA 5165**



**Residential Land For Sale**

Wednesday, 10 July 2024

**13-15 Hunt Crescent, Christies Beach, SA 5165**

**Area: 1496 m2**

**Type: Residential Land**



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## Contact Agent

A remarkable development opportunity, presenting a sizeable parcel of land that is ripe for astute developers and investors. With an impressive total area of approximately 1,496m<sup>2</sup>, the land boasts a remarkable wide frontage of 37.78m, which is divided into two generous allotments, each measuring approximately 748m<sup>2</sup>. The impressive dimensions present a rare and exciting canvas for subdivision and development, subject to necessary consents. - Vacant land with development potential (STCC) - Total area of 1,496m<sup>2</sup> approx. with dual allotments of 748m<sup>2</sup> - 37.78m frontage offering a wide approach - Proposed plans for 12 dwellings available for consideration - Ideal location opposite Christies Beach oval - Short walking distance to Beach Road shopping precinct and public transport - Proximity to the popular Christies Beach - Close to local Coles, various cafes, and a short drive to Colonnades shopping precinct - Location features include being close to parklands, shops, and transport Embracing a prime position and unlimited potential, this property epitomises a rare and rewarding canvas for both visionary developers and astute investors. Whether seeking to create a unique residential enclave or to capitalize on the burgeoning demand for coastal living, this exceptional offering beckons a landmark development in the heart of Christies Beach. For more information about the property, please contact Frank Azzollini on 0419 849 037 or Nick Carpinelli on 0403 347 849Disclaimer: 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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322