

**2 Giles Thorpe Crescent, Mount Pleasant, SA 5235**

**listed**

**Residential Land For Sale**

Sunday, 23 June 2024

2 Giles Thorpe Crescent, Mount Pleasant, SA 5235

Area: 919 m2

Type: Residential Land



John Warnock  
0422761979



Jade Letheby  
0422761979

**\$240,000**

Welcome to 2 Giles Thorpe Crescent, John Warnock and the team at Listed Real Estate Lyndoch are excited to present to the market approximately 919 square metres of prime real estate located in one of Mount Pleasant's most desirable locations! Situated on the corner of Giles Thorpe Crescent and Hospital Road, this location offers prospective buyers the very best of what Mount Pleasant has to offer with the hospital and primary school within walking distance and the main street only a stones throw away. A HUGE added bonus is the large shed measuring in at approximately 9 metres x 7.8 metres already on the property which comes complete with concrete floors and power saving buyers both time and money. Torrens Titled and ready to go, this parcel of land presents buyers a fantastic opportunity to settle down and build their forever home or next investment property (Subject to Planning Consent). With land prices in the Barossa and surrounds soaring to new heights each and every day, this property offers an affordable entry point into one of the most desirable locations in the region. SERVICES:- Mains water available - Mains electricity available FENCING:- Rear boundary has sound fencing- Left hand side boundary has sound fencing MORE DETAILS:- Land size: Approximately 919 square metres (please refer to CT)- Zoning: Township Neighbourhood - Council: Barossa Council - Title: Torrens Title- Certificate of Title: Volume 5782, Folio 182- Easements: Nil - Council rates: TBA - Emergency services levy: TBA - Water rates: TBA THE LOCATION: 2 Giles Thorpe Crescent is in proximity to the following:- All information below is approximate- Mount Pleasant Primary School - 1 min | 200m- Mount Pleasant District Hospital - 1 min | 250m- Mount Pleasant Bakery - 1 min | 600m - Mount Pleasant Hotel Motel - 2 mins | 800m- Mount Pleasant Butcher - 3 mins | 900m- Mount Pleasant Farmers Market - 4 mins | 1.5km- Talunga Park Oval - 2 mins | 1.3km- Mount Pleasant Tennis Club & Bowling Club - 2 mins | 900m - Buyers are encouraged to check distances to all required services to satisfy their needs. PROXIMITY TO OTHER MAJOR TOWNS:- All information below is approximate- Birdwood - 11 mins | 11km- Eden Valley - 14 mins | 16km- Williamstown - 20 mins | 22km- Lyndoch - 26 mins | 29km- Mannum - 26 mins | 32km- Tanunda - 33 mins | 39km- Gawler - 37 mins | 40km- Nuriootpa - 40 mins | 43km SUBMITTING AN OFFER:- Please use our online form to submit an offer - Link: <https://forms.wix.com/f/7031427741773726469>- Please use the QR code in the photo reel or email / text the agent for the link - Interstate enquiries: Facetime and digital inspections available via appointment Quality properties like this are selling quickly in today's market, so don't hesitate and act promptly. Please call John Warnock from Listed Real Estate on 0422 761 979 for more information Listed Real Estate Pty Ltd - RLA 305459 John Warnock - RLA 305003 Jade Letheby - LSR 312188 DISCLAIMER: We the agent, make no guarantee the information is without mere errors and further that the purchaser ought to make their own enquiries and seek professional advice regarding the purchase. We the agent, are not the source of the information and we expressly disclaim any belief in the truth or falsity of the information. However, much care is taken by the vendor and our company to reflect the details of this property in a true and correct manner. Please note: neither the vendor nor our company accept any responsibility or liability for any omissions and/or errors. We advise that if you are intending to purchase this property, that you make all necessary independent enquiries, inspections, and property information searches, to ensure you are comfortable with your purchase and the specifications of the property. The brochure and floor plan, if supplied, are to be used as a guide only. The photos used for this advert may have been digitally enhanced by third party suppliers.