

30 Luxton Avenue, Gawler East, SA 5118

HARRIS

Residential Land For Sale

Sunday, 23 June 2024

30 Luxton Avenue, Gawler East, SA 5118

Area: 495 m2

Type: Residential Land



Matt Ashford
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Andrew Farnworth
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\$250k-\$270k

Discover the perfect opportunity to build your dream home on this generous 495sqm allotment, situated in the highly sought-after Springwood Estate. With a 15m frontage, this prime piece of land is suitable for a wide range of double garage home designs, giving you the flexibility to create a residence tailored to your lifestyle. The block is titled and ready for immediate construction, making your building journey straightforward and hassle-free. Springwood Estate is renowned for its charm and convenience, making it an ideal location for families, retirees, or anyone looking for a vibrant community atmosphere. Just five minutes from the centre of Gawler, you'll have easy access to a variety of shops, cafes, and restaurants. The convenience doesn't stop there; local schools are within a short drive, ensuring quality education options for your family. Additionally, the nearby Gawler Hospital provides peace of mind with healthcare facilities close at hand. Imagine the possibilities of designing your perfect home in such a prime location. Whether you're envisioning a spacious family abode or a cozy retreat, this allotment offers the perfect foundation. The generous size and flexible frontage allow for numerous architectural styles and layouts, accommodating all your needs and preferences. The thriving community of Springwood Estate provides a welcoming environment where you can build lasting memories. Don't miss out on this rare opportunity to secure a prime piece of real estate in one of Gawler East's most desirable areas. Contact Matt Ashford and take the first step towards turning your vision into reality. Make your dream home a reality at 30 Luxton Avenue, Gawler East – a location that combines convenience, community, and the potential for a truly bespoke living experience.

Specifications: CT / 6229/72 Council / Gawler Zoning / MPN Land / 495m² (approx) Frontage / 15.15m Council Rates / \$pa Emergency Services Levy / \$pa SA Water / \$pq Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Gawler East P.S, Sandy Creek P.S, Gawler and District College B-12, Trinity College, Xavier College

Disclaimer: 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 any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069