

30B Ashfield Road, Elizabeth, SA 5112

Residential Land For Sale

Sunday, 23 June 2024



30B Ashfield Road, Elizabeth, SA 5112

Area: 317 m2

Type: Residential Land



Mike Lao

0882811234



Tyson Bennett

0437161997

\$270,000 - \$295,000

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market this premium block in Elizabeth. This Torrens titled allotment of 317sqm has been cleared, so it is ready for you to build your ideal home - whether that's a spacious family residence, a modern masterpiece, or a comfortable investment property. Take advantage of the new stamp duty axe for SA first home buyers meaning you will not have to pay stamp duty when building a new home! Eligible buyers can also benefit from the \$15,000 First Home Owners Grant. Convenience is assured with everything you could ever need only minutes away. The Elizabeth City Centre shops are within easy walking distance as is the Elizabeth train station, Playford International College and Elizabeth East Primary School. Ridley Reserve and Fremont Park are nearby and you'll also enjoy quick access to Main North Road and Philip Highway. Call Mike Lao on 0410 390 250 or Tyson Bennett on 0437 161 997 to inspect! Land Size / 317sqm (approx - sourced from Land Services SA) Frontage / 9.14m (approx) Zoning / GN - General Neighbourhood Local Council / City of Playford Council Rates / \$1,337.45 pa (approx) Water Rates (excluding Usage) / \$614.80 pa (approx) Es Levy / \$77.75 pa (approx) Title / Torrens Title 6117/238 Easement(s) / To SA Water for sewerage purposes - See title Encumbrance(s) / Nil For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/5L1KrZ> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: <https://www.edgerealty.com.au/> Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.