

**487-489 Victoria Road, Osborne, SA 5017**



**Residential Land For Sale**

Friday, 5 July 2024

487-489 Victoria Road, Osborne, SA 5017

Type: Residential Land



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## Expressions Of Interest By 26th July 5pm

Welcome to 487-489 Victoria Road, Osborne, an exceptional opportunity for developers and investors alike. Positioned on a generous site area of approximately 1374m<sup>2</sup>, this property presents a prime development prospect with significant potential. Boasting a substantial 21.96 metre approx. frontage along Victoria Road and an additional 41.44 metre approx. frontage via Moldavia Walk, the site offers ample space and accessibility for a range of development configurations. This site is ideally suited for those looking to capitalise on its development potential, with plans already in place for either four detached dwellings or up to five terrace/row dwellings. This versatility provides a unique advantage in a growing market, where demand for residential properties continues to rise. Whether you're considering individual dwellings or a terrace-style development, the expansive hardstand carpark area further enhances the appeal and practicality of this investment.

**Key Features:-** Development opportunity with plans for up to four detached dwellings or five terrace/row dwellings- Expansive site area of approximately 1374m<sup>2</sup>- 21.96 metre frontage on Victoria Road and 41.44 metre frontage via Moldavia Walk- Convenient hardstand carpark area- General Neighbourhood Zone

Osborne is a thriving suburb known for its proximity to amenities, schools and transport links, making it an attractive location for potential homeowners and investors alike. Don't miss out on this rare opportunity to secure your spot in one of Osborne's most sought-after areas. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

**Disclaimer:** Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.