

**94 Ridley Road, Elizabeth South, SA 5112**

**Residential Land For Sale**

Sunday, 23 June 2024



94 Ridley Road, Elizabeth South, SA 5112

Area: 661 m2

Type: Residential Land



Adam Janda  
0882811000



Michael Janda  
0882811000

## **\$379,000 - \$399,000**

Boasting a generous allotment of 661sqm (approximately) in the convenient suburb of Elizabeth South, those looking for an opportunity to build their dream home will not be let down. With a frontage of 17.4m (approximately), this block of land offers the perfect opportunity for you to build your dream home (subject to council consent). Equally, the size and dimensions of the land may appeal to those seeking a development opportunity (subject to council consent). Plans for a spacious family home have been drawn up by the previous owner which can be passed on for reference. Location location location is often spruiked in Real Estate, with the location of this allotment ticking that box quite easily. It is only a short drive away from all the shopping and entertainment that Elizabeth Shopping Centre has to offer. Public transport options, a variety of schools, parks, Lyell McEwin Hospital and the new Elizabeth Park Tennis Precinct are all nearby. Those who love local football will appreciate the close proximity to XConvenience Oval, the home of the Central Districts Bulldogs in the SANFL Football League! Get in quick as opportunities like this do not last! All information provided has been obtained from sources we believe to be accurate, however, we cannot provide any guarantee 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 inquiries and obtain their own legal advice. Land // 661sqm (Approx) Frontage // 17.37m (Approx) Council // City of Playford Easements // Yes - Sewerage Service Easement (Along the back) Council Rates // \$1,387.50 per annum Water Rates // \$ TBA per quarter