

Lot 5 Angle Vale Road, Kudla, SA 5115



Residential Land For Sale

Sunday, 23 June 2024

Lot 5 Angle Vale Road, Kudla, SA 5115

Area: 4 m2

Type: Residential Land



Lisa Xu

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Contact Agent

Opportunity awaits the savvy investor to develop this large block of land in Angle Vale, in one of South Australia's fastest-growing suburbs. Nestled among ever growing premium developments, this prime location is just 39km from Adelaide's CBD. Land like this is hard to come by in this tightly held part of Adelaide. Key features- Rare, 10 acre/4.047* hectares with a 358.80m* frontage facing Angle Vale Road and a minute from the diamond interchange at the freeway- Situated in a niche area between the newly built train station and freeway infrastructure, i.e north-south corridor- New shopping centre plans have been approved on Andrews Road, next to the Angle Vale Road intersection- Rural - RU zoning- 12X6m* shed with 3 phase power and water connected currently leased for \$300 per week- An additional small lockable shed- Existing ground water bore and best soils around if you are into horticulture/farming/vegetables- Olive plantation on half the property with irrigation installed- Property fully fenced and gated access- Premium developments are currently happening around the suburb i.e Evanston Gardens, Angle Vale and Munno Para just to name a few.

Specifications
Title: Torrens titled Land size: 4.047 hectares (approx)
Site dimensions: 358.80m (approx) frontage facing Angle Vale Road
Council: Town of Gawler
Council rates: TBC
ESL: TBC
SA Water & Sewer supply: TBC*
Approx
All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629