



**SOLD**

## COMMERCIAL / CLUB HOUSE OR DEVELOPMENT SITE

Local @realty agent Shane Magor, proudly presents 11 McKinna Road, Christie Downs FOR SALE.

Currently used as a single level clubhouse, the circa 1970's built better brick clubhouse has an abundance of open space perfect for meetings and functions and includes a fully equipped commercial grade kitchen, bar, office and 4 toilets / powder rooms.

The property is free from easements and encumbrances and is zoned – City of Onkaparinga “Regional Centre (Policy Area 35) and has significant development given the large 36.58m frontage on approx. 1,456m<sup>2</sup> allotment.

In accordance with the guidelines of the Council's Development Plan, Fyfe Earth partners have prepared a concept plan for a Community Title land division for the creation of Townhouses for residential purposes which can be provided to interested parties upon request.

Valuations SA, executive summary details that the site and zoning is suitable for re-development up to four storeys.

Please call your local independent real estate professional on 0400 254 933 for additional information or to make arrangements to view this property.

Thinking of selling and want to save around 20% to 30% in marketing and sales commission, please ring me to find out how.

Need finance options for this purchase or just looking to check your current loan rate, contact Yellow Brick Road, Noarlunga Branch for all your lending requirements.

Shane Magor @realty  
- 67 Beach Road, Christies Beach SA 5165  
- PO Box 66, Sellicks Beach SA 5174

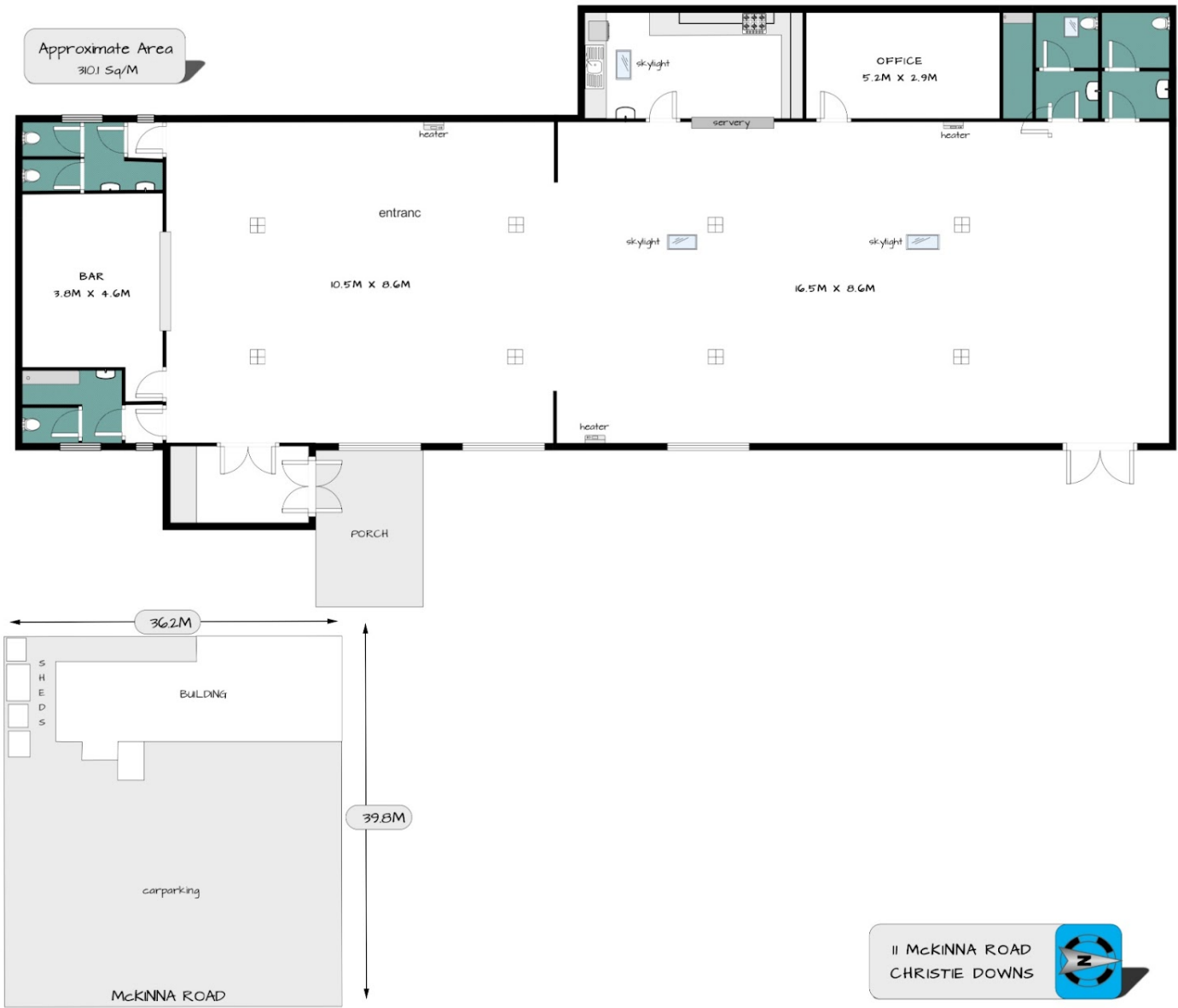
0 BED | 0 BATH | 0 CAR

PRICE:  
\$455,000

OPEN FOR INSPECTION:  
N/A



**Shane Magor**  
**0400254933**  
shanemagor@atrealty.com.au  
[www.bluedoorproperty.com.au](http://www.bluedoorproperty.com.au)  
RLA: 269823



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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