



# FOR SALE

## FIRST HOME BUYERS/INVESTORS/FAMILIES

You could save \$15000 First home grant + Save on stamp duty and build your dream home\* (if you are eligible)

Torrens titled land situated on a CORNER ALLOTMENT of 230m<sup>2</sup> (approx.) with a generous 9.2m frontage. There are not many blocks left in Mawson Lakes. This beautiful block of land overlooks a natural creek in a serene and peaceful community not far from shops, cafes, Lakes and Parks, transportation, minutes to Interchange, train station, Private and Public schools.

Only 14.3km to the Adelaide CBD, close to major shops in Tea Tree Plaza and Ingle Farm. Close to UNISA, Mawson Lakes Technology Park and so much more.

Possibilities of 2 dwellings with the flexibility of 3 different facings including north facing and facing the creek (STCC) or build a very spacious house or build one and rent one (STCC), overlooking the beautiful nature, there was an approved plan for 2 dwellings which can be extended (STCC) (Attached images of Building plan).

Perfect opportunity for the savvy buyer. Become a part of a growing and lively community.

Please note that the price displayed is for land only.

Contact:

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Disclaimer: We have obtained all information in this document from sources we believe to be reliable, while every Endeavor has been made to verify the correct details in this publication, However we cannot guarantee its accuracy and no warranty or representative is given or made as to the correctness of information supplied and neither the owners nor 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.

0 BED | 0 BATH | 0 CAR

PRICE:

\$285,000-\$299,000

OPEN FOR INSPECTION:

N/A



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