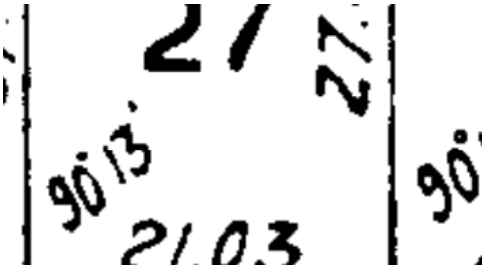
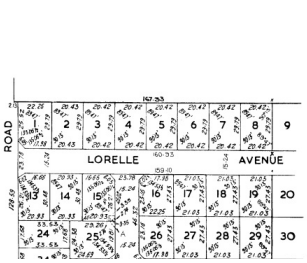
3 LINDA DRIVE, ATHELSTONE, SA, 5076









SOLD

SOLD IN LESS THAN 2 WEEKS!

A rare and unique offering of this superb Vacant Land (Torrens Titled allotment).

Generously sized at approx. 580m2 as per Certificate of Title (written figure) with approx. 21.03m2 frontage and approx. 27.43m2 depth in the highly desirable part of Athelstone (bordering Newton)

Set in a fantastic location with all the conveniences and amenities you could ever want in an highly sought after suburb. Treasures of Morialta Conservation Park, and close by to Black Hill Conservation Park and Thorndon Park Reserve.

Short distance to Newton Village and Newton Central Shopping District, a quick drive to the Campbelltown Village, Hectorville Village, Firle Shopping Centre, Athelstone Shopping Centre, and a short drive to Tee Tree Plaza. All this, and just 12kms (approx.) to the CBD, vibrant North Adelaide and everything the Adelaide precinct has to offer.

The best and highest around the Price Guide offer could possibly buy you this superb block, so hurry! Gorgeous street, great neighbors, public transport close by, and sensational view of the hills. What else could you want?

An extraordinary opportunity to build your dream home that your friends could be envious off (STCC). This is a great block, one that you could possibly fit a spacious home with multiple livings areas, several bedrooms, generous open plan living/ stylish dining/ kitchen and double garaging (all to Subject to Council Consent).

This superb block has no significant trees, no encumbrances, no easements, and the land is vacant, flat, clean and ready for you. Please see a Certificate of Title, and photos of the block attached for your convenience and transparency.

Retaining wall to one side of the block, side and back fences are already in place to save you

0 BED | 0 BATH | 0 CAR

PRICE:
$540,000

OPEN FOR INSPECTION:
N/A



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OFFER TO PURCHASE RESIDENTIAL LAND

Notice:

This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. If you enter into a contract of sale, it is advisable to check section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* regarding any cooling-off rights that you may have and how to exercise them.

Attention Sales Partner AGGIE SERAFIN 0431 171 409

I/we the Purchaser as detailed below wish to make the following **best and final offer** to purchase the property detailed below upon the terms of the Society of Auctioneers and Appraisers (SA) Inc standard Contract for the Sale of Land Residential Property.

We acknowledge that if this Offer is accepted and subject to the notice below I/we will be required to enter into and execute a Contract in these terms. We acknowledge we may be one of several parties making offers to the Vendor to consider.

Property Address 3 LINDA DRIVE, ATHELSTONE

Purchaser Full Name/s _____

Address _____

Email _____ Mobile _____

Home Ph _____ Ph Work _____

Purchase Price _____

Deposit 10% _____

Settlement _____

Conditions Subject to Finance ☐ Yes ☐ No

Special Conditions _____

_____

Signed by the Purchaser _____ Dated _____

Office Use

Purchaser sent a copy of this offer ☐ Yes Dated _____

Vendor notified and acknowledges ☐ Yes Dated _____

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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