34 ROTHWELL AVENUE, INGLE FARM, SA, 5098









SOLD

SOLD BY AGGIE SERAFIN IN 3 WEEKS

Sensational buy at 34 Rothwell Avenue Ingle Farm set on a massive block sized 972 m2, the biggest on the street! Conveniently located in Ingle Farm, it provides a fantastic opportunity to place yourself so close to everything.

With an option to suit many property pursuits, grab your chance to build your dream home (STCC), upsize, downsize, renovate, flip, develop (STCC), extend, or invest if you like. With so many choices at hand, you will find the perfect one for you.

The extra land on the side of the driveway can accommodate a number of different build /development techniques. This can indeed have significant positives for developers and property owners.

Here are some advantages:

Increased development potential: The additional land can provide more flexibility for designing and building dwellings, potentially increasing the property's value.

Improved access: The driveway serves as a vital access point for the dwellings, and having extra land on the side can make it easier to design and construct.

Enhanced functionality: The extra land can be used for various purposes, such as parking, storage, or landscaping, which can enhance the overall functionality and livability of the property.

Torrens Title or Community Title choices and considerations. In a Community Title development, the shared driveway and adjacent land may be a plus when utilizing land. Understanding these pluses is crucial for developers and property owners.

So many options! One of the options is a hammer- head / battle-axe block design, which are characterized by a long, narrow driveway leading to multiple dwellings at the front, rear or side, and can present superb multiple opportunities.

The extra land on the side of the driveway can be a valuable asset in navigating building complexities and making life easier.

4 BED | 1 BATH | 4 CAR

PRICE:
$880,000

OPEN FOR INSPECTION:
N/A



Aggie Serafin-Anfiteatro
0431171409
aggie.serafin@atrealty.com.au
www.atrealty.com.au
RLA: 269823

34 Rothwell Avenue,
INGLE FARM



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.

Shed:	13.43SQ.M
TOTAL:	**243.59SQ.M**

This Drawing is for illustration purposes only. All measurements are internal and approximate.Details intended to be relied upon should be independently verified.

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