



**SANJAY PATEL**

## BURSTING WITH OPPORTUNITIES!

Sanjay Patel of Northgate Real Estate is proud to present this corner allotment of 670\* sqm in the highly sought-after suburb of Clarence Gardens. Desirable location being moments away from Castle Plaza Shopping centre, easy access to public transport via Winston Avenue.

Zoned for the popular Unley High School or you have the option of Cabra Dominican College and St Anthony's School that are within walking distance.

This is ideal start for a first home buyer wishing to build their dream home or investor looking to snap up a good opportunity. No time limit to build - choose your own builders or contact our office to view house and land packages available that may just suit what you're looking for.

Save on stamp duty by building your own customised home.

Features:

- Large 670\* sqm corner allotment

Price	SOLD for \$730,000
Property Type	Residential
Property ID	1940
Land Area	669 m2

### AGENT DETAILS

Sanjay Patel - 08 8266 3899

### OFFICE DETAILS

Northgate Property Group  
 1/1391 Main North Rd Para Hills  
 West, SA, 5096 Australia  
 08 8266 3899



- No Easement
- Easy to build Double Garage Home
- Walking distance to Cabra Dominican College & St Anthony's School
- Zoned for the popular Unley High School
- Easy excess to local shops and amenities
- Only minutes to major shopping at Castle Plaza Shopping Centre
- 8 minutes' drive to beach or the Adelaide CBD
- Choose your own builder
- Land and Package option available
- No time limit to build

\*Approx.

Do not miss out this rare opportunity, call Sanjay Patel 0425270101 to make this property yours today.

On behalf of Northgate Real Estate, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek independent advice. RLA 298661

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