

1801/2 Cheltenham Lane, St Clair, SA, 5011

Sold Development Site

Thursday, 5 December 2024

HARDING
REAL ESTATE

1801/2 Cheltenham Lane, St Clair, SA, 5011

Type: Development Site

Outstanding Development Opportunity - Close to the Waterways -3,620sqm!

Under Instructions from AV Jennings

A rare and exciting opportunity with this stunning development site comprising 3,620sqm* of clear and level land nestled close to the St Clair wetland sanctuary and with a north-east orientation to the rear.

Providing an abundance of scope for a range of residential development outcomes (subject to statutory consents) this is one of the last remaining significant allotments available at St Clair by AV Jennings. There is the potential to subdivide the land into two allotments and develop separately or together, with the flexibility of either townhouses or apartment buildings up to 4 levels.

Location is the key centrally located within St Clair and surrounded by a friendly, well-established community, with its own shopping village, train station, waterways, and wetland sanctuary, walking trails, cycling paths, dog park, playing fields this is a bustling community with everything at its fingertips.

Key features of this site include:

- Substantial 3,620 sqm* land holding
- Over 81m* of frontage to Cheltenham Lane
- Centrally located within the national award-winning community, St Clair.
- Serene outlook with views of the St Clair waterways and wetland sanctuary.
- Serviced and primed for immediate development.
- Zoned Urban Renewal Neighbourhood
- Short walk to the St Clair Village shopping Centre and public transport
- Significant development potential
- Timely uplift for developers to take advantage of the State Government stamp duty relief for first home buyers that purchase a new home* (a unit, townhouse, or apartment up to the FHOG property value cap)

For more information, please contact Ron Harding on 0402 129 890.

*Approximately

Disclaimer Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but make their own enquiries to satisfy themselves in all respects. Harding Real Estate will not accept any responsibility should any details prove to be incomplete or incorrect. RLA242089