

**Lot 6015/5-11 Grandstand Circuit, St Clair, SA, 5011**

**HARDING**  
REAL ESTATE

**Sold Development Site**

Thursday, 5 December 2024

Lot 6015/5-11 Grandstand Circuit, St Clair, SA, 5011

Type: Development Site

## Development Opportunity! Uniquely Positioned Townhouse Site - 2,047sqm!

Under Instructions from AVJennings.

Excellent opportunity for an astute developer to acquire a shovel ready site positioned in a private and peaceful enclave and located in the buzzing locale of St Clair by AVJennings.

Ideal for a two-storey medium-density housing development and set amongst a well-established residential area, your risk is minimized you're no longer breaking new ground; similar parcels have already been successfully developed in this precinct.

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 and cycling trails, dog park, and playing fields are all within reach. This is a bustling community with everything at its fingertips.

Key features of this site include:

- 2,047sqm\* site area
- Centrally located within the national award-winning community, St Clair
- Set in a peaceful enclave adjacent to green open space and landscaped pathways.
- Level block ready to build with existing services in place.
- Zoned Urban Renewal Neighbourhood
- Less than 1km walk to St Clair Village and public transport.
- Potential for a stylish contemporary townhouse development (STCC)
- Timely uplift for developers to take advantage of the State Government relief for first home buyers that purchase a new home\* (a unit, townhouse, or apartment up to the FHOG property value cap)

One of the last remaining development sites to be offered within St Clair, don't miss this great opportunity to be part of the action in this highly sought after community.

For Sale via Expression of Interest Closing Wednesday, 20th March 2024 at 3.00pm

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