

263 Anzac Highway, Plympton, SA, 5038

Land For Sale

Wednesday, 13 November 2024

263 Anzac Highway, Plympton, SA, 5038

Type: Land



Mark Patterson
0418898318

Rare Development Opportunity - Over 2000sqm

Situated on a substantial 2,053sqm (approx.) corner allotment within the Urban Corridor (Boulevard) zone, enabling diverse development options in a prime, high-exposure location. Featuring dual frontage with 63.34 meters along Anzac Highway and 52.47 meters along Owen Street, this property stands out as a premium prospect for investors and developers alike.

This unique site includes three individual properties:

263 Anzac Highway - Two renovated strata-titled units on a 718sqm allotment, perfect for generating immediate rental income or future redevelopment.

265 Anzac Highway - A three-bedroom residence on a 549sqm block, well-suited for renovation or as part of a larger redevelopment .

267 Anzac Highway - A spacious multi-room home on a 786sqm corner allotment, maximizing flexibility for development.

The Urban Corridor (Boulevard) Policy Area 34 zoning allows for multi-story developments up to 8 storeys in height, supporting high-density residential, commercial, or mixed-use projects. This zoning capitalizes on the prominent corner position and dual frontage, with opportunities to develop apartments, retail spaces, or a mixed-use complex that integrates with the vibrant community. All development subject to relevant council consent.

Located in Plympton, just minutes from the Adelaide CBD and Glenelg Beach, the property enjoys excellent local amenities, including Kurralta Central shopping, quick access to public transport along Anzac Highway, and a range of quality schools. The area is known for its thriving café scene, nearby parks, and fitness facilities, making it highly attractive for residents seeking a balance between city convenience and a community lifestyle.

Seize this rare opportunity to acquire a significant landholding with broad development potential in a sought-after location.

All square meterage statements advertised are approximates only and we recommend independently validating these figures.

Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. RLA 239101