

**26A Western Avenue, Pasadena, SA, 5042**



**Land For Sale**

Sunday, 3 November 2024

26A Western Avenue, Pasadena, SA, 5042

Type: Land



Robbie Smith  
0432623332



Joe Marriott  
0488451773

## **Create your dream home in beautiful Pasadena!**

Now is your opportunity to create your forever home and turn your dreams into reality (STPC)! Build a place you'll be proud to call your own!

Offering a generous block of approximately 402 square metres, and a 9.12 metre frontage facing Western Avenue.

This fantastic location offers endless benefits! Enjoy a short commute to Flinders Hospital and University, along with easy access to public transport, local schools, parks, and reserves. Experience the tranquillity of a peaceful neighbourhood just 9 km from the city and a quick drive to the stunning sandy beaches of Glenelg. You'll also be spoiled for choice with delicious specialty goods at the popular Pasadena Foodland shopping precinct and a variety of charming local cafes nearby.

Families will appreciate the convenient proximity to Clovelly Park and Clapham Primary Schools, as well as Unley High School.

Why wait any longer to settle into this family-friendly suburb and create your forever home?

Council: City of Mitcham

Land size: 402 sqm (approx)

Frontage: 9.12 m (approx)

\*All block sizes and dimensions are approximate and all development opportunities are subject to council approval.

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 276447.