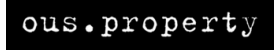


**332/40 Shelley Avenue, Fulham Gardens, SA, 5024**



**Land For Sale**

Saturday, 23 November 2024

332/40 Shelley Avenue, Fulham Gardens, SA, 5024

Type: Land



Laz Ouslinis

## **RARE ALLOTMENT IN FULHAM GARDENS!**

A rare opportunity to secure your real estate dreams in the heart of Fulham Gardens.

ALLOTMENT 332: Land size: 308m<sup>2</sup> (approx) endless opportunities with a 9.14m frontage

Allowing you to build that family home you have been dreaming of, this land will suit a variety of home designs offering plenty of room to build a single or double storey home (STCC).

For those with children, you will appreciate the selection of excellent schools including Fulham North Primary, Henley High School and St Michael's College that are all within walking distance. Both the River Torrens Linear Park and Shelley Reserve are a short stroll away.

For all your weekly needs, just 3 minute walk down the road is where you will find Drakes, Woolworths, Dan Murphy's and a range of other exciting shops in the newly renovated Fulham Gardens Shopping Centre.

Just a 4 minute drive to the beautiful foreshore of Henley Beach and 5 minutes to Henley Square with its exciting choice of restaurants, cafés and the popular Henley Square Market held monthly. You will also find some fantastic shopping opportunities in Henley Square Pavilion.

The location keeps giving! Just 8 minutes to the airport, 15 minutes to the CBD and an array of sporting clubs to join.

Ticking all the boxes - don't delay as land in this area will not last long!

Council rates / approx \$TBA p.a

SA water / approx \$TBA p.q

ES levy / approx \$TBA p.a

LET'S TALK

RLA 267639

Disclaimer: We have in preparing this content used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements in this property listing. Prospective purchasers should make their own enquiries to verify the information contained in this property listing. All measurements are approximate, and homebuyers are encouraged to undertake due diligence before a property purchase by independently verifying this content.