

34-36 Reservoir Road, Hope Valley, SA, 5090



Land For Sale

Wednesday, 20 November 2024

34-36 Reservoir Road, Hope Valley, SA, 5090

Type: Land

Prime Development Opportunity in Hope Valley

Marco Fellegvari & Prabh Gill from eXp realty are very proud to introduce an exceptional development opportunity in the highly sought-after suburb of Hope Valley. Situated on a generous 2,380m² allotment, this site offers the perfect canvas for savvy investors and developers looking to capitalise on the booming real estate market.

Key Features:

- Total Land Size: 2,380m²
- frontage 21m
- Zoning: Residential
- Subdivision Potential:
 - Option 1: 8 blocks, comprising 3 single-storey and 5 double-storey dwellings.
 - Option 2: 7 blocks, with 1 block at 290m² and 6 blocks at 230m².
- Flexible Building Options: Single-storey and double-storey homes, or a mix of both to suit market demand. (All STCC)

Tree Clearance: Following a change in council tree laws as of May this year, we successfully cleared most trees on the site. The remaining trees have been assessed by an arborist and pose no issues for development.

Flat, Ready-to-Build Land: The site is completely flat and primed for immediate development.

Initial Development Work: We've already lodged initial drawings and development plans with the council, with the process underway, though still subject to council consent.

Prime Location: Positioned in a well-established neighborhood, 30 to 36 Reservoir Rd Hope Valley offers convenient access to local amenities, schools, shopping centers, and public transport.

Family-Friendly Suburb: Hope Valley is known for its peaceful environment, making it an attractive location for families and professionals alike.

Proximity to Nature: Enjoy the serenity of nearby parks and reserves, perfect for outdoor activities and relaxation.

Financial Potential:

High Demand Area: Single-storey homes (turn key) on 230m² blocks in the area are currently selling for around \$750,000, offering a lucrative return on investment.

Lucrative Commercial: There is plenty of scope to potentially develop a large commercial operation on this site including kindergartens and other commercial opportunities.

NDIS Project Opportunity: The site presents a unique opportunity for NDIS (National Disability Insurance Scheme) projects, particularly with the smaller blocks. Developers could potentially implement a robust two-bedroom project, offering a significant return of around \$70,000 to \$80,000 per year.

Development Flexibility: With the option to build a mix of single and double-storey homes, developers can cater to a diverse market, maximizing the site's value.

Sales Process:

Price Guide: There is a full feasibility on costings on this site

Contact Information:

Don't miss out on this rare opportunity to secure a prime development site in Hope Valley. For more information or to arrange a site visit, please contact: Marco Fellegvari 0426640889

For all feasibility and property information please copy and paste the link below:

t.ly/1jtCO

RLA 300 185

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