

**55 Sedgehill Road, Elizabeth North, SA, 5113**

**CENTURY 21**

**Land For Sale**

Wednesday, 13 November 2024

55 Sedgehill Road, Elizabeth North, SA, 5113

Type: Land



CJ Setlhong  
0448085077

## Ideal Opportunity for Investors, Developers, or Renovators

We are pleased to invite expressions of interest (EOI) for the sale of 55 Sedgemoor Road, Elizabeth North SA 5113. This is a prime corner block property spanning approximately 929 m<sup>2</sup>, offering immense potential for development, including subdivision (subject to council approval).

### Key Features:

- Corner block of approximately 929 m<sup>2</sup>
- Close proximity to local amenities including Elizabeth City Shopping Centre and Munno Para Shopping Centre, other shops, churches, parks, Schools and child care centers and sports clubs
- Excellent potential for future subdivision (subject to council approval)
- Convenient location in a well-established community
- All services are connected.

The property is being sold as-is, providing an ideal opportunity for investors, developers, or those looking to renovate.

To submit your offers, please ensure you are submitting your best and final offer in writing before 5PM on the 22nd of November 2024.

### Your submission must include:

1. Offer Amount: The price you are willing to pay for the property.
2. Conditions of Sale: Settlement terms (proposed settlement date), Finance conditions (if applicable), Inclusions and exclusions (e.g., fixtures, fittings, etc.), Any other special conditions you may wish to propose.
3. Deposit Amount: The deposit you are prepared to pay upon acceptance of your offer.

### Additional Information:

- The property is being offered for sale without a specific asking price.
- All offers must be submitted in writing, clearly outlining the terms and conditions proposed by the potential purchaser.

The Closing Date for Expressions of Interest is 5PM on 22nd November 2024 Unless Sold Prior.

Please submit your EOI to the designated contact agent by the specified deadline. Ensure your submission is comprehensive, as all offers are considered final and will be assessed based on the information provided.

For any queries or to arrange a site inspection, please contact us at your earliest convenience. We look forward to receiving your expression of interest.

Contact Information: CJ Setlhong

M| 0448 085 077 E| [cj.setlhong@century21.com.au](mailto:cj.setlhong@century21.com.au)

### Disclaimer:

All potential purchasers are advised to conduct their own due diligence before submitting an offer. The property is sold on an 'as-is' basis, and the vendor reserves the right to accept or reject any offer at their discretion. Subdivision potential is subject to council approval, and purchasers should seek independent advice on any planning or development opportunities.

Disclaimer: While every endeavour has been made to verify the correct details in this publication, neither the Agent nor the land owner accepts liability for any errors or omissions.

RLA: 293324