

97 Martins Road, Salisbury Downs, SA, 5108

Land For Sale

Monday, 28 October 2024

97 Martins Road, Salisbury Downs, SA, 5108

Type: Land

Stamp Duty Relief Plus First Home Owner Grant - Build Your Dream Home Now !

To register or bid online, please use the following link:

<https://x5u9a.app.goo.gl/HRV3w>

Take advantage of the new stamp duty axe for SA first home buyers meaning you will not have to pay stamp duty when building a new home! Eligible buyers can also benefit from the \$15,000 First Home Owners Grant.

Convenience is key with this prime location. Enjoy easy access to local amenities, including nearby bus stops and Amsterdam Reserve. A host of schools and childcare options are nearby such as Parafield Gardens High School, Thomas More College and Salisbury Downs Primary School. You can also enjoy easy access to a range of retail hubs including Hollywood plaza, Salisbury Downs Primary School.

Imagine the possibilities on this 563m² vacant block of land. Whether you're planning to build your dream home or make a smart investment, this land offers an amazing opportunity.

THE ESSENTIALS:

- 563m² approx of land with 10.06m frontage
- Torrens Titled land
- Fairly flat
- East facing
- Choose your own builder
- Easy access to Hollywood Plaza
- Salisbury Downs Primary School
- Parafield Gardens High School
- Thomas More College

Specifications:

CT / TBC

Council / City of Salisbury

Council Rates / TBA

Emergency Services Levy / TBA

SA Water / TBA

Contact Ali Hussain for more information or viewing times.

****Auction**** SATURDAY 9th November 2024 at 10:00am (Unless Sold Prior)

PLEASE NOTE: This land is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to assist you in your value research. Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Harcourts Sheppard accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested or potential purchasers should make their own enquiries and obtain their own professional advice.

*The vendor's statement may be inspected at 208D Henley Beach Road, Torrensville for 3 consecutive business days

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