



Payneham, 292 Payneham Road

Occupy Now, Develop Later

LJ Hooker Commercial Adelaide is proud to present to the market for sale, 292 Payneham Road, Payneham for sale.

An exceptional opportunity to acquire this prime corner property, situated on the corner of Payneham Road and Sewell Avenue. The site is currently improved with a character Tudor, which was formerly used as commercial offices. The building offers a reception, multiple offices, amenities and kitchen facilities. Externally there is on-site parking for up to 10 cars*.

Zoned Housing Diversity Neighbourhood, the property affords an exciting development opportunity. Development Approval has been sought to take advantage of this prime corner allotment for an exceptional mixed use development providing a commercial tenancy to the ground floor, and 8 residential apartments to the upper two floors and 19 on-site car parks.

 **LJ Hooker Commercial**

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
Contact Agent

Building Area
170sqm

Contact
Mario Bonomi
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au

Julian Rullo
0407846417
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Adelaide
(08) 8232 8844

Key Selling Points:

- * Land area 911 sqm*
- * Net Lettable Area 170 sqm*
- * Prime corner position
- * Development Approved plans available on request
- * Signage and branding opportunity
- * On-site parking for up to 6 cars*
- * 31,400* cars passing daily
- * Zoned Housing Diversity Neighbourhood
- * No heritage restrictions
- * Zero Stamp Duty in South Australia

For further details please contact Mario Bonomi on 0412 080 993, Julian Rullo on 0407 846 417 or George De Vizio on 0412 392 158.

*Approximate

** 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 231 015

More About this Property

Property ID	89UH94
Property Type	Land/Development
Building Area	170 m ²
Land Area	911 m ²

Mario Bonomi 0412 080 993

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Julian Rullo 0407846417

Sales Consultant | julian.rullo@ljhadelaidemetro.com.au

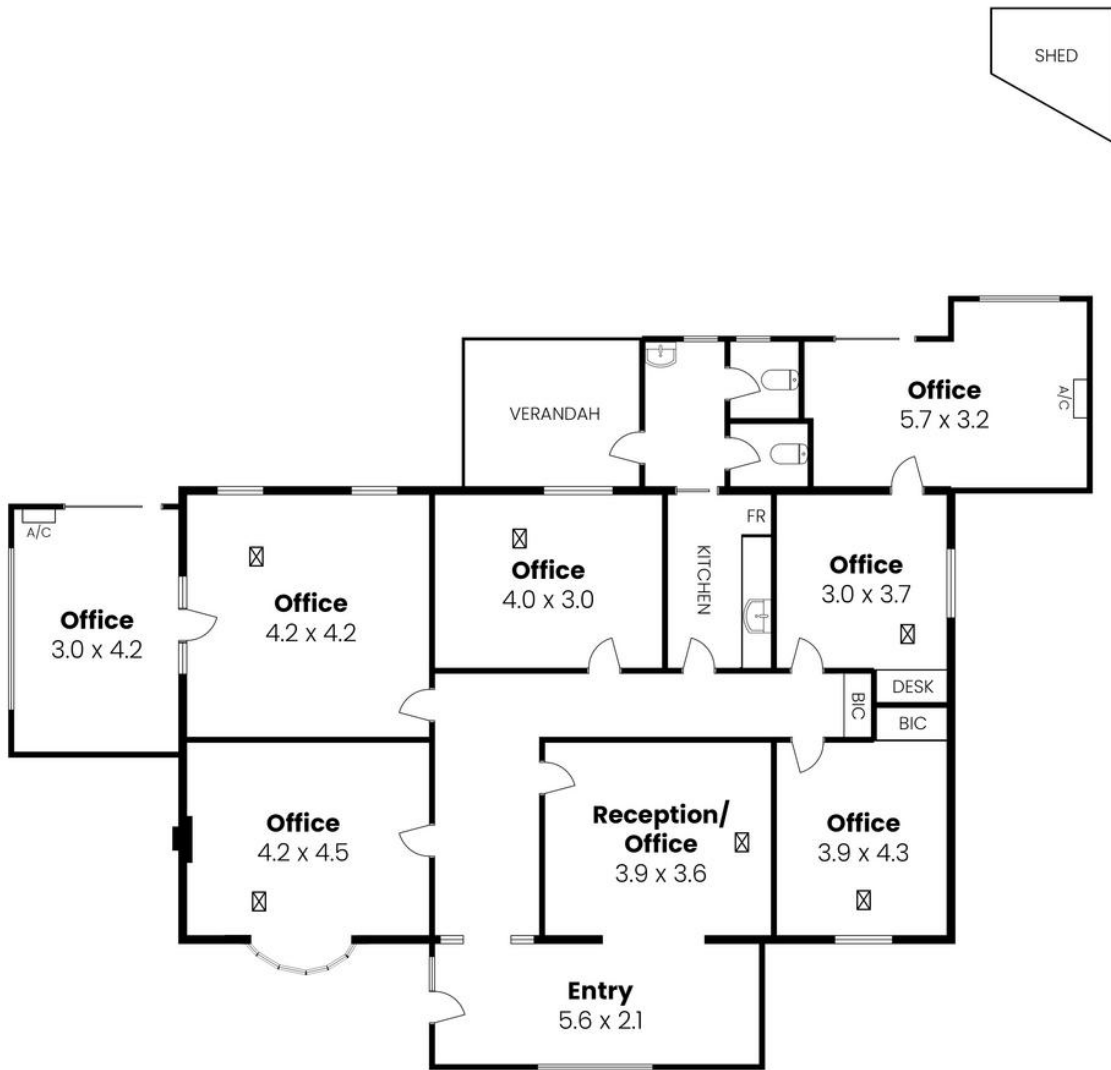
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 **Total Lettable Area - 170m²**
 Measurements are approximate



LJ Hooker
 Commercial Adelaide

292 Payneham Road, Payneham SA 5070

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