



287 Payneham Road, Royston Park

Tightly Held Inner-Eastern Opportunity

Auction Location: 287 Payneham Road, Royston Park SA 5070

Positioned along one of Adelaide's most prominent commercial thoroughfares, this high-exposure office property presents a compelling opportunity for owner-occupiers, investors or developers alike. Offering exceptional main road presence, the property benefits from outstanding branding and signage opportunities to Payneham Road, ensuring maximum visibility to passing traffic.

The site comprises a well-appointed office building of approximately 320sqm* situated on a substantial 1,301sqm* allotment. A wide frontage of 22.67 metres* further enhances the property's presence and accessibility, while generous on-site car parking provides convenience for staff and visitors. The existing improvements are functional and adaptable, with clear potential to refurbish, enhance or reposition the building to suit a range of commercial uses.

Located just 4.5 kilometres* from the Adelaide GPO, the property enjoys excellent connectivity to the CBD and surrounding inner-eastern suburbs. This strategic location places it within a tightly held commercial corridor, underpinned by strong demand from

FOR SALE

Please Call

BUILDING AREA

320sqm

AGENTS

Mario Bonomi

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Julian Rullo

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AGENCY

Adelaide

(08) 8232 8844

professional services, medical and allied businesses.

Key features

- Prime main road exposure with excellent branding opportunities
- Generous 1,301sqm* site with ample on-site parking
- Well-appointed office space of 320sqm*
- Significant 22.67m* frontage to Payneham Road
- Opportunity to refurbish or redevelop (STCC)

With scope for refurbishment or potential redevelopment (STCC), this is a rare opportunity to secure a high-profile office holding in a blue-chip metropolitan location.

For further information Contact Mario Bonomi on 0412 080 993 or Julian Rullo on 0407 846 417.

Open Inspections

Monday the 2nd of Feb 11:00 - 11:30am
Monday the 9th of Feb 11:00 - 11:30am
Monday the 16th of Feb 11:00 - 11:30am

- 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 DETAILS

Property ID	8J6H94
Property Type	Medical/Consulting Offices Land/Development
Building Area	320 m2
Land Area	1301 m2

Mario Bonomi 0412 080 993

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Julian Rullo 0407846417

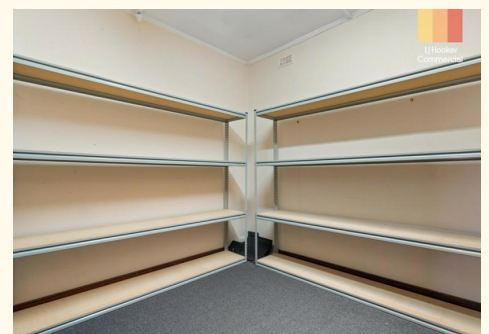
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■ GROSS BUILDING AREA - 320m²

■ Shed - 7m²

■ Verandahs - 8m²

■ Pergola - 18m²

Measurements are approximate



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Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.