

## St Peters, 1-4/51 Stephen Terrace

### St Peters Investment Opportunity: Entire Group of Strata-Titled Commercial Units

LJ Hooker Commercial Adelaide is proud to present to the market, Units 1-4/51 Stephen Terrace, St Peters for sale via Private Treaty

A rare investment opportunity to purchase the entire group of four strata-titled units in one line. Situated in the highly sought-after and prized location of St Peters, these properties offer a myriad of possibilities for savvy investors, developers, or those seeking to expand their portfolio. The offering includes a strong holding income with future development potential.

With frontages to Stephen Terrace, Seventh Street and Seventh Lane the property has substantial future development potential.

Property Features:



**For Sale**  
Please Call

**Building Area**  
621sqm

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

**Adelaide**  
**(08) 8232 8844**

**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.

- \*Rare land holding within St Peters
- \*Opportunity to own the entire Strata
- \*Four diverse income streams
- \*Defensive asset with development potential
- \*Three street frontages
- \*Zoned Local Activity Centre
- \*Total land holding of 1,825 sqm\*
- \*Net income of \$155,686.28\*
- \*Zero Stamp Duty in South Australia

Seize this rare opportunity to acquire a group of four strata-titled properties with immense investment potential.

For further information contact Mario Bonomi 0412 080 993 or Mark Tettis 0433 139 892

\*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

<b>Property ID</b>	882H94
<b>Property Type</b>	Land/Development
<b>Building Area</b>	621 m <sup>2</sup>
<b>Land Area</b>	1825 m <sup>2</sup>

**Mark Tettis 0433 139 892**

Sales & Leasing - Commercial | mark.tettis@ljhcommercialadelaide.com.au

**Mario Bonomi 0412 080 993**

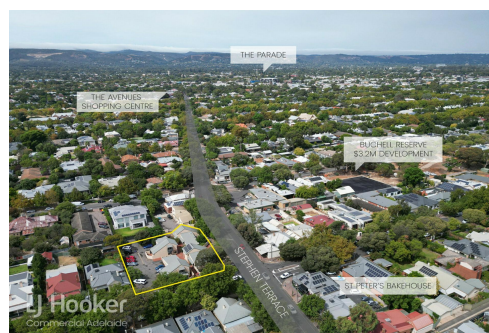
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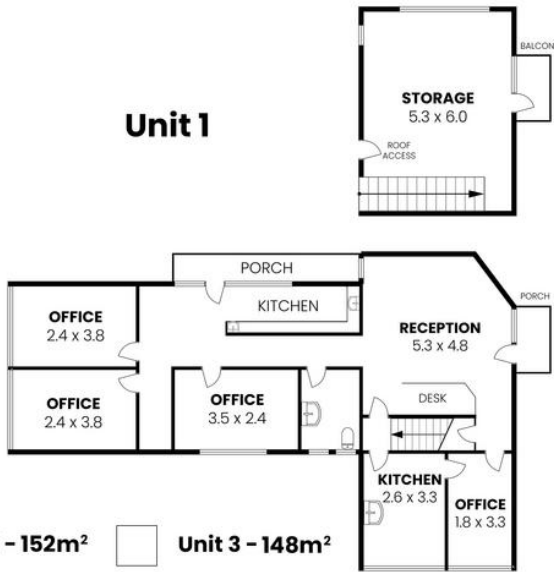




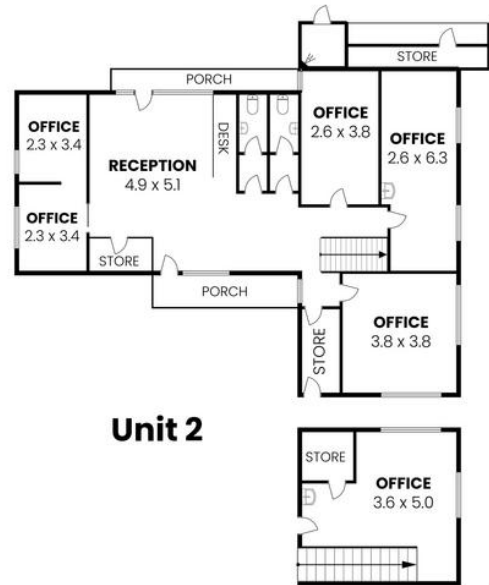
**Unit 4**



**Unit 3**



**Unit 1**



**Unit 2**

- Unit 1 - 152m<sup>2</sup>
- Unit 2 - 159m<sup>2</sup>
- Unit 3 - 148m<sup>2</sup>
- Unit 4 - 162m<sup>2</sup>

Measurements are approximate



**LJ Hooker**  
Commercial Adelaide

**51 Stephen Terrace, St Peters SA 5069**

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