



Pennington, Lot 4 Addison Road

873sqm* site - Planning Approval for 3

PLANNING APPROVED SITE FOR 3

Strike quick to develop next to the boomed St Clair estate.

Premium location close to all facilities and train/bus routes close by.

Just under 30 mins to the CBD, and a choice of public transport options nearby including a bus stop within walking distance, and Cheltenham and St Clair train stations.

Spend weekends exploring Adelaide's pristine coastline including the nearby Semaphore Beach, and beach front dining options are almost endless. Port Adelaide's bustling brunch spots, restaurants and bars are close by, plus a variety of shopping amenities close by including Westfield West Lakes and Armada Arndale, offering a wide range of shopping and essential services.



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.



LAND 0 m2

For Sale
Contact Agent

Contact
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LJ Hooker Mile End | Woodville
(08) 8352 7111

Don't let this opportunity pass you by!

Key Features

- Cleared Site of approx 873 sqm with a 18.28m frontage (approx)** *
- Planning approval for 3 dwellings, continue this development or adjust to suit (STPC)
- Under 30 mins to the CBD and close to public transport options
- Excellent primary and secondary schools nearby
- Close to bustling Port Adelaide for an array of cafes and boutique stores
- Local parks and playgrounds in the area
- Adelaide's pristine coastline within arms reach

Specifications

Title: Torrens Titled cleared site

Land size: 873sqm (approx)** *

(STPC) Subject To Planning Consent

*Approx

All measurements and sizes quoted as approximates and should not be specifically relied upon

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

More About this Property

Property ID	XEAHDM
Property Type	Residential

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