



## Salisbury, 14 Urlwin Road

Rare 2200sqm Landholding - Build, Develop, or Invest

Unlock the potential of this extraordinary landholding in the heart of Salisbury, offering a sprawling 2200sqm (approx.) with endless possibilities for development (STCC). With 31.18m frontage and 70.81m depth, this is an opportunity not to be missed for developers, investors, or those looking to build their dream home with room to grow.

Backing onto the serene Jenkins Reserve, this property provides a picturesque backdrop and plenty of open space to enjoy. Whether you're looking to subdivide, create a multi-dwelling development, or design a spacious family oasis, this land offers flexibility and scale to suit your vision.

- \* Expansive 2200sqm (approx.) allotment zoned General Neighbourhood
- \* Impressive 31.18m frontage and 70.81m depth offering excellent design options
- \* Development potential for subdivision or multi-dwelling projects (STCC)
- \* Established residential neighbourhood surrounded by quality homes



**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 2,200 m2

**For Sale**  
Contact Agent

**Contact**  
**Frank Azzollini**  
0419 849 037  
franka@ljhookerwestlakes.com.au

**LJ Hooker West Lakes | Henley  
Beach  
(08) 8347 3666**

Conveniently positioned within moments of Salisbury Central, enjoy easy access to public transport including train and bus routes, Parabanks Shopping Centre, and local schools. The area's parks, walking trails, and vibrant community atmosphere make this a prime location for families and investors alike.

Don't miss this rare opportunity to secure a generous parcel of land in a growing and desirable suburb - opportunities like this are few and far between!

For more information about the property, please contact Frank Azzollini on 0419 849 037.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

## More About this Property

<b>Property ID</b>	4YVWFE8
<b>Property Type</b>	Residential
<b>Land Area</b>	2200 m2

**Frank Azzollini 0419 849 037**

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