



Proposed Lot 40 & 41/4 Walsh Street, Vista

## Secure Your Allotment and Build your dream home!

Allotment 40 - \$499,000 - \$539,000  
 Allotment 41 - \$499,000 - \$539,000

Sick of missing out on established homes?  
 With land in short supply and becoming increasingly rare, this is an ideal opportunity to secure a prime piece of Torrens-titled land in the tightly held suburb of Vista.

Subject to eligibility take advantage of the first home owner government grants!

- Future ability to secure the \$15,000 First Home Owner grant when you build (Subject to eligibility)
- Stamp duty exemption for qualifying first home buyers

Features:

- Allotment 40 & 41 348sqm approx.
- Allotment 40 & 41 approx. 8.99 Metre frontage
- Allotment 40 & 41 are set on flat land
- No registered easements or encumbrances on either allotment

These allotments are being sold subject to titles being issued and present a fantastic opportunity for you to enter the market and enjoy



LAND 348 m2

### FOR SALE

\$499,000 - \$539,000

### AGENTS

Ryan Graham  
 0400 912 287  
 ryang@ljhsales.com.au

Peter Brown  
 0474 027 256  
 peterb@ljhsales.com.au

### AGENCY

LJ Hooker Property Specialists  
 (08) 8289 6660

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.



everything that comes with living in this highly desirable suburb.

A location you will simply love calling your own!

Set in a premier location with beautiful tree-lined streets, you'll be moments from Anstey Hill Recreation Park, a range of public and private schools, and just a short distance to major retailers and popular eateries at Westfield Tea Tree Plaza. Modbury Hospital is also nearby, along with several public transport options, including the O-Bahn, making commuting to the Adelaide CBD easy.

These allotments will not last long. Register your interest with Ryan Graham today to ensure you don't miss out and secure your slice of Vista!

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

## MORE DETAILS

Property ID	2D6DGJU
Property Type	Residential
Land Area	348 m2

### **Ryan Graham 0400 912 287**

Sales Specialist | [ryang@ljhsales.com.au](mailto:ryang@ljhsales.com.au)

### **Peter Brown 0474 027 256**

Sales Specialist | [peterb@ljhsales.com.au](mailto:peterb@ljhsales.com.au)

### **LJ Hooker Property Specialists (08) 8289 6660**

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