



Andrews Farm, 17 Carabeen Crescent

Ready. Set. Go Develop! - CONTRACTED AT AUCTION

Auction Location: on site

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

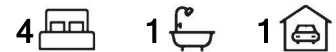
The opportunity awaits a budding developer or renovator to capitalise on the suburb growth that is Andrews Farm. One of the few, 925 square metre, north facing allotments within the suburb, this property is a blank canvas to redevelop or subdivide (STC).

Take advantage of the existing improvements of you like or just start again and add an additional block to your portfolio (STC). This property will be appealing to a variety of property owner's wealth creating strategies!

Carabeen Crescent is a quiet and secure roadway which is perfect of families looking to establish themselves in the area. And not only is the property located opposite a local park



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.



For Sale
CONTRACTED AT AUCTION

View
ljhooker.com.au/60TGFDJ

Contact
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and only a stones throw away from Commodore reserve, the property is within 1 kilometer of Woolworths Playford, Playford Family Medical Centre, Smithfield Plains Pre-School and not to mentioned numerous eateries.

We love how the property has easy access to Curtis Road and the Northern Expressway with a commute to Adelaide CBD under 40 minutes!

Please note the built improvements are in cosmetically poor condition and inspections will be held with the agent during the advertised times.

AUCTION: Friday, 9th August at 12:30pm, on site - Contracted at Auction.

CT: Volume 5510 Folio 223

Council: City of Playford

Year Built: 1987 (approx)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Tom Blanch & Nick Ploubidis to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

More About this Property

Property ID	60TGFDJ
Property Type	House
House Size	134 m ²
Land Area	925 m ²

Tom Blanch 0401 847 744

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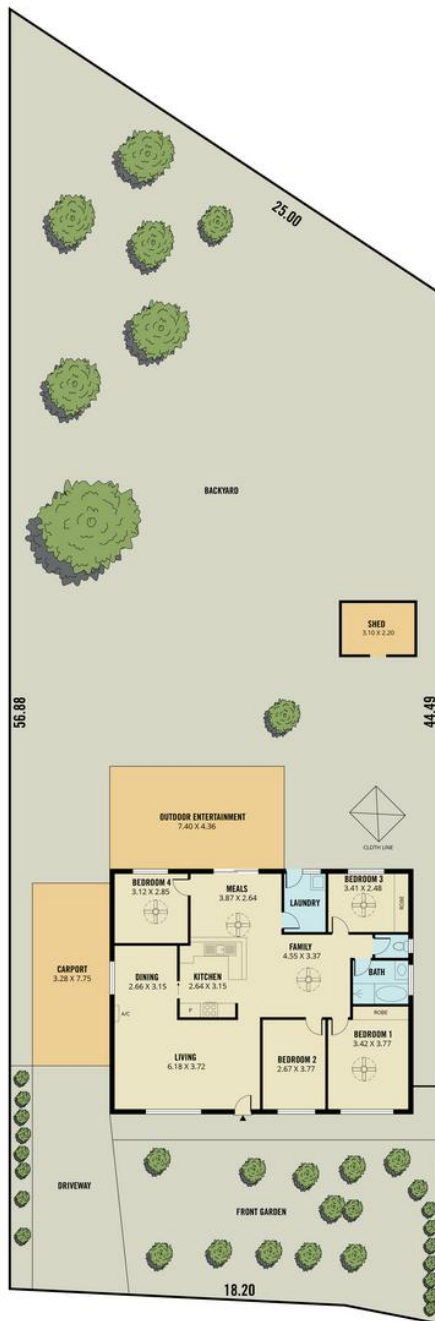
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SITE PLAN
(NOT TO SCALE)

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be reflected upon should be independently verified.

Produced by The Febhouse Group