



6 Demeter Avenue, Athelstone

## Position Perfect with Many Possibilities

Auction Location: On-site

Auction Saturday the 14th March 2:30pm

Positioned in a fantastic and highly desirable location and set on the high side of the road, this generous 696sqm (approx.) allotment presents an outstanding opportunity for those looking to secure quality land with exceptional potential. Boasting an impressive 18.28 metre frontage, the block offers flexibility in design, making it ideally suited to builders, or those looking to create their dream home (STPC).

One of the property's most appealing features is its elevated rear aspect, with the backyard enjoying a tranquil outlook over Black Hill Conservation Park. The natural setting provides a picturesque backdrop and a sense of space and privacy that is increasingly hard to find.

The existing home is currently poorly disposed on the allotment, limiting its functionality and appeal, and will likely be best suited for removal or redevelopment. However, it is the land, location, and outlook that truly define the value on offer here.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Glynde  
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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.

LJ Hooker

Opportunities to secure well proportioned blocks in tightly held, high demand areas are becoming increasingly scarce. Whether you are looking to renovate, build new, or invest for the future, this is a prime parcel of land with exceptional upside.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* 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 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID	WS8FDG
Property Type	House
Land Area	696 m2

### Julian Rullo 0407846417

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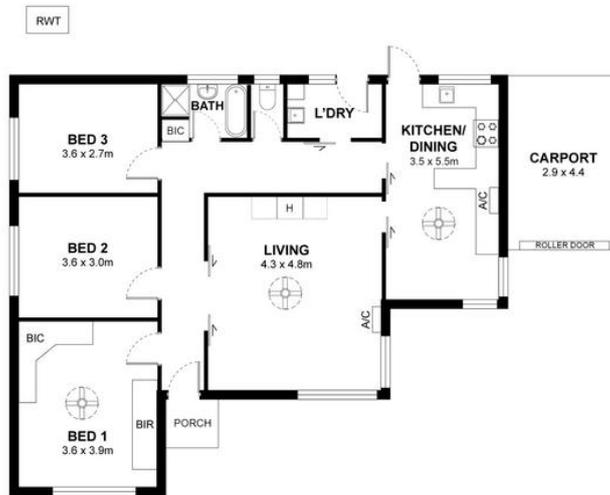
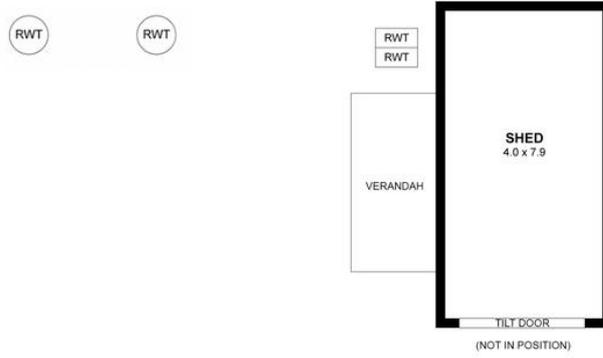
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