

2 Pridmore Terrace, Mount Barker

## Prime Opportunity in the Heart of Mount Barker

LJ Hooker Commercial Adelaide is pleased to present for sale 2 Pridmore Terrace, Mount Barker —a rare high-profile corner allotment positioned on the main entry corridor to one of Australia's fastest growing regional centres.

This substantial landholding of 2,857sqm\* enjoys dual street frontages to Adelaide Road (approx. 42.52m) and Pridmore Terrace (approx. 70.1m).

Opportunities of this scale and prominence in such close proximity to Mount Barker's thriving town centre are extremely scarce. With rapid population growth, expanding infrastructure, and strong commercial demand, this is one of the region's most compelling development prospects.

Currently leased to a residential tenant at \$625 per week (\$32,500 per annum), the property offers secure holding income while you plan and progress your development vision.

### Key Features:

- 2,857sqm\* allotment

4 2 4

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

### AGENTS

Mark Tettis  
0433 139 892  
mark.tettis@ljhcommercialadelaide.com.au

### AGENCY

LJ Hooker St Peters  
(08) 8362 8008

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**

- Prominent frontage to Adelaide Road & Pridmore Terrace
- Residential tenancy in place at \$625/week
- Zoned Neighbourhood
- Suitable for a wide range of uses (STCC)
- Positioned at the entry to Mount Barker's town centre with exceptional passing traffic
- Direct access to the South Eastern Freeway & major transport routes

For further information contact Mark Tettis 0433 139 892 or Kofi Adih 0414 834 151

- Approximate

- \* 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

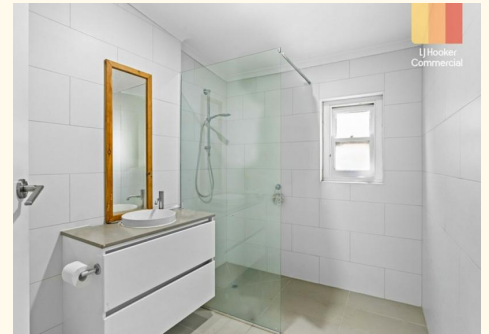
Property ID	2DHAFDZ
Property Type	House
House Size	192 m2
Land Area	2857 m2
Including	Toilets (2)

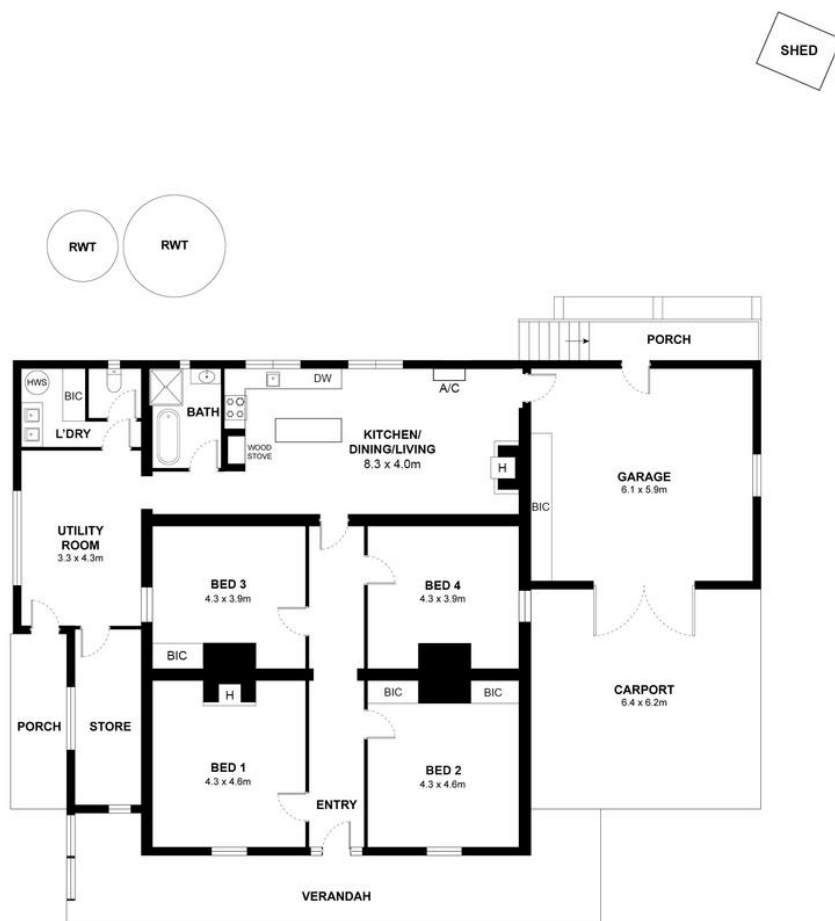
### Mark Tettis 0433 139 892

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- ☐ Interior Living - 192m<sup>2</sup>
- ☐ Garage/Carport - 76m<sup>2</sup>
- ☐ Verandah/Porches - 51m<sup>2</sup>
- ☐ Total - 319m<sup>2</sup>

Measurements are approximate



## 2 Pridmore Terrace, Mount Barker, SA 5251

**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.