



Munno Para Downs, Lot 7 Pannan Road

SOLD BY ANDREW ROSE



Auction Location: Lot 7 Pannan Road, Munno Para Downs SA 5115

Auction on Site: Lot 7 Pannan Road, Munno Para Downs.

Embrace an exceptional chance to make this 2.63 Hectare (approx.) working farm yours, nestled in the heart of Munno Para Downs, and brimming with exciting future development possibilities (pending planning consent).

Property Highlights:

- Property Comes with a Water Licence
- 2.63 hectares
- Future Urban Growth Area
- Easy Access to Northern Expressway
- Features operational greenhouses



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
SOLD BY ANDREW ROSE

View
ljhooker.com.au/671VFDC

Contact
Andrew Rose
0421 988 597
andrew.rose@ljhces.com.au

**LJ Hooker Craigmore | Elizabeth |
Salisbury
(08) 8255 9555**

- Existing Dwelling in need of repairs

Zone/Subzone / RuN - Rural Neighbourhood

Land Use / 1993 - House And Horticulture (Non-Viable)

Local Government Description / Primary Production

Opportunities like this are few and far between, contact Andrew Rose for further information today!

Auction is the 25th day of November 2023, at 10:30 am on site. Terms and conditions will be available three business days prior to the Auction at Shop 17 Craigmere Shopping Village, Craigmere LJ Hooker Craigmere | Elizabeth | Salisbury and 30 minutes prior on the day of auction.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

More About this Property

Property ID	671VFDC
Property Type	House
Land Area	2.63 hectare

Andrew Rose 0421 988 597

Senior Sales Representative | andrew.rose@ljhces.com.au

LJ Hooker Craigmere | Elizabeth | Salisbury (08) 8255 9555

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7 Pannan Road, Munno Para Downs

DISCLAIMER: Floorplan and area calculation are approximate only. Measurements should be verified by the buyer.

Produced by **Property Portraits**

Interior	151m ²
Verandah	140m ²
Shade/ Carport	119m ²
TOTAL	410m²