







1-3/50 Nilpena Avenue, Park Holme

3 Units on One Title - Hold the Income or Unlock the Land

6 3 3

- Expression of Interest by Mon 23rd Nov at 1pm*
- Viewings by private appointment only*

Opportunities to secure a landholding of this size in an established, well connected suburb are increasingly rare. Set on some 738m2 with a 16.15m frontage, this property offers three two bedroom units on one title, with no body corporate or strata levies, giving you full control over the site and its future potential.

All three units are tenanted on periodic agreements, which will come in handy while you plan your strategy.

If you're looking to renovate and rejuvenate, the units require attention, creating real scope to add value.

Whether you look to refurbish and increase capital value, hold the site as a landbank while the surrounding area continues to evolve, or explore redevelopment (STPC). A sizeable allotment and favourable development zones give builders, developers and investors plenty to

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

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AGENCY

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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.

work with and the flexibility to choose the strategy that suits your timeline and appetite.

Park Holme has seen steady gentrification across properties being renovated, replaced and subdivided. Land located close to shops, schools, parks and transport has long been in demand.

Buying a larger site in a sought after suburb positions you to benefit from this ongoing renewal, whether you hold, renovate or build.

Everything is close by, from local reserves, shopping at Westfield Marion, local public and private schools are within easy reach. Tram and train stations nearby offer convenient public transport to the CBD or down to the beach.

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.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2EQWFDZ
Property Type	BlockOfUnits
Land Area	738 m2

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