

165 Devonport Tce, Prospect

Outstanding Development Opportunity in Prestigious Prospect

Situated in one of Prospects rapidly evolving precincts, this exceptional offering occupies an approximately 725m² allotment and presents an outstanding opportunity to capitalize on its highly sought-after Urban Corridor (Boulevard) zoning.

With a generous frontage of 15.54m x 46.63m depth and Torrens Titled, the property offers exciting scope for redevelopment (Subject to Planning Consent). The Urban Corridor (Boulevard) Zone is designed to support higher-density living and encourages a range of residential and mixed-use outcomes, including townhouses, apartments and multi-dwelling developments, making this an exceptional landholding with significant future potential.

Whether you are an experienced developer, astute investor or buyer looking to secure a strategic city-fringe site, the possibilities here are substantial.

Inside, the residence offers two generously proportioned bedrooms, a functional kitchen, separate dining room, spacious living area and an

2 1 1

FOR SALE

Please Call

AGENTS

Harvey Bloomfield
0410 658 617
harvey.bloomfield@ljhooker.com.au

AGENCY

LJ Hooker Prospect
(08) 8269 4645

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.



updated bathroom, making it an ideal holding property.

Outside, the home continues to impress with an undercover entertaining area, secure undercover parking and an expansive rear yard, offering ample space and flexibility.

Perfectly positioned just moments from the vibrant Prospect Road cafes and restaurant precinct, the home also enjoys easy access to Northpark Shopping Centre, Sefton Plaza and Churchill Centre for everyday convenience. Families will appreciate the proximity to quality public and private schools, while excellent public transport options and major arterial roads, including Main North Road and Regency Road, provide effortless connectivity to North Adelaide, the Adelaide CBD and beyond. With parks, reserves and a host of local amenities all within easy reach, the lifestyle on offer is every bit as appealing as the development potential.

Large Urban Corridor (Boulevard) allotments in Prospect are becoming increasingly difficult to secure. Combining immediate rental income with exceptional redevelopment potential in one of Adelaide's most tightly held city-fringe suburbs, this is an opportunity not to be missed.

Certificate of Title and Form Ones available upon request

Home Built: 1958

Torrens Titled

Allotment Size: 725m²

Frontage: 15.54m

Depth: 46.63m

Title: Volume 5743 Folio 355

Zoning: Urban Corridor (Boulevard)

Council: Prospect

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

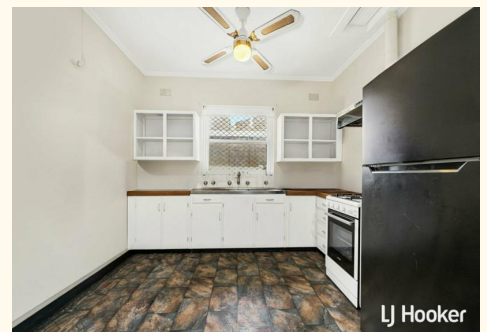
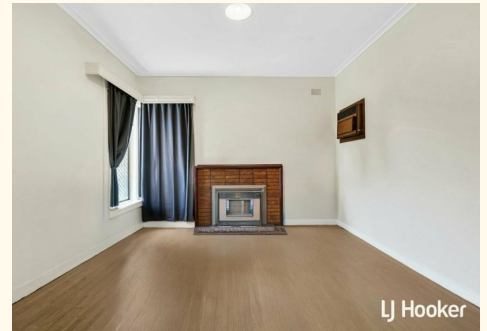
Property ID	3QAHRU
Property Type	House
Land Area	725 m ²

Harvey Bloomfield 0410 658 617

Principal And Sales Representative |
harvey.bloomfield@ljhooker.com.au

LJ Hooker Prospect (08) 8269 4645

409 Regency Road, PROSPECT SA 5082
prospect.ljhooker.com.au | prospect@ljhooker.com.au



165 Devonport Terrace
PROSPECT



This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

Produced by **pixsnap**