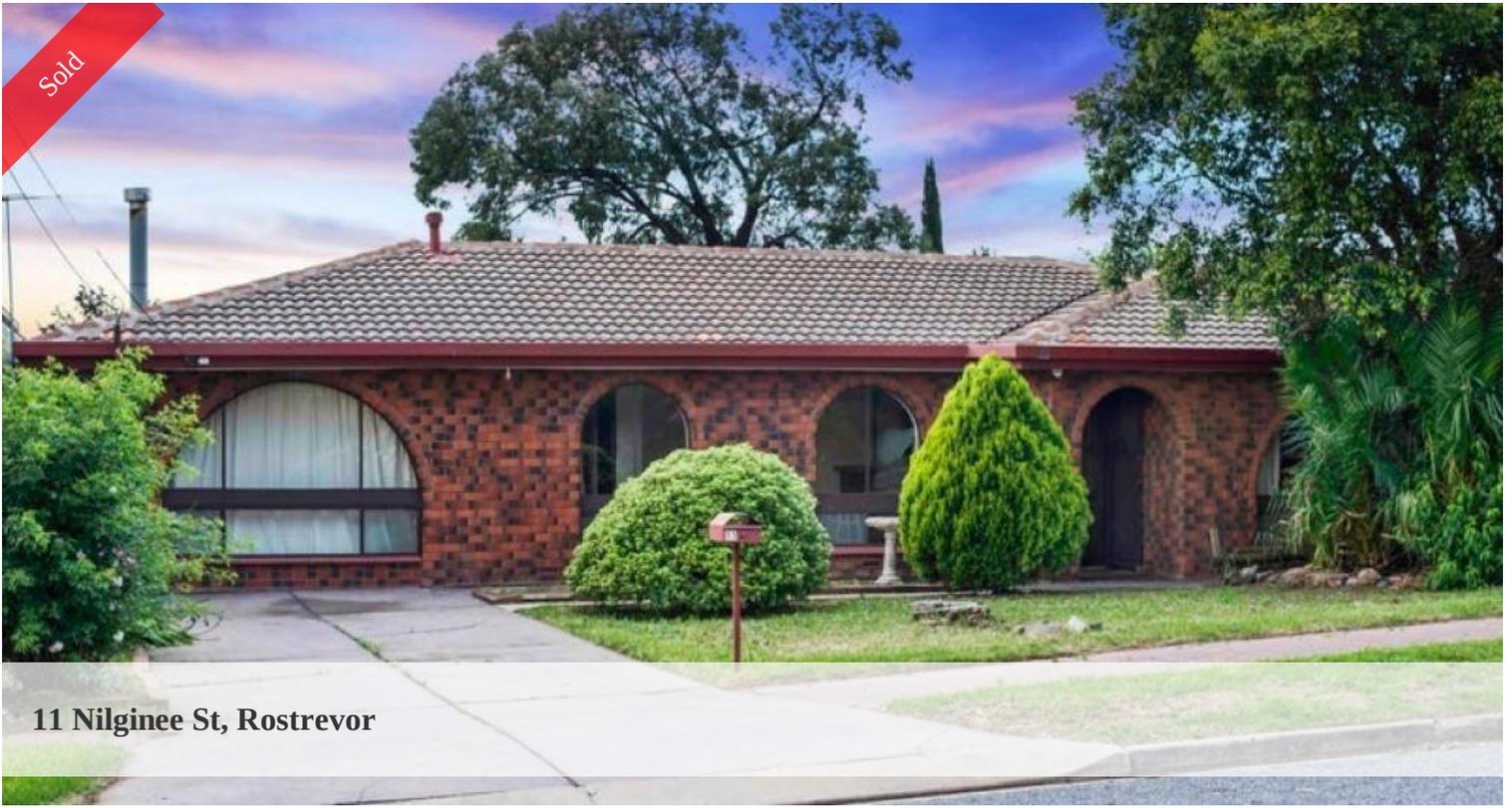


Sold



11 Nilginee St, Rostrevor



Subdivision Potential

SOLD - AUCTION CANCELLED.

In2 real estate are excited to offer a fantastic opportunity to secure this large home situated on an impressive 700 sqm (approx.) allotment with a 17m frontage (approx.) with potential to be subdivided as owner has approval for 2 properties until Feb 2022 (any plans will need council approval)

Located only minutes from Morialta Conservation Park, bike trails, shopping, transport, various public and private schools, making this an ideal location.

This home will appeal to a variety of buyers, be it your next home, an investment property, land to build your dream home or subdivide, then look no further as the choice is yours.

Perfectly sized for your new family home, the property offers 4 spacious bedrooms and 2 bathrooms. The 3 living areas is sure to impress the larger families, while the rumpus room can become a 5th bedroom if needed. You will love the large rear garden area, perfect to extend or enjoy with the family.

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Price	SOLD
Property Type	Residential
Property ID	868
Land Area	700 m2

Agent Details

Cassandra Papalia - 0411 044 323

Office Details

in2 real estate

Shop 4/1 Payneham Road College Park
College Park SA 5069 Australia
0411 044 323



If you are wanting to invest in this popular area then you will be happy to know the property is currently leased at \$450 per week to tenants who are on a periodic lease and are willing to stay longer.

For building your dream home there is unlimited opportunity to design what you have always wanted. The 17m frontage gives you enough width and depth to have a large house but still have a generous backyard to entertain or space for the kids to play.

Are you a developer looking for your next project, then this is right up your ally as the owner has a current subdivision approval for 2 blocks until February 2022. You will need to confirm with Campbelltown Council for subdivision approval and deadlines.

For further information please contact Cassandra Papalia on 0411 044 323.

Please note the Vendor's Statement (Form 1), the auction contract and conditions of sale will be available for perusal by the public at our office, 18/152 Melbourne Street, North Adelaide or at the premises 30 minutes prior to the auction commencing.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.