



LAND ONLY PRICING				
LOT NO.	LOT AREA (sqm)	MIN. BLDG. COVER (sqm)	MIN. BLDG. HEIGHT (m)	LAND PRICE (\$)
1	355 sqm	15.4sqm	17.5m	\$495,000
2	406 sqm	17.0sqm	17.5m	\$495,000
3	375 sqm	15.4sqm	17.5m	\$475,000
4	359 sqm	15.3sqm	17.5m	\$465,000
5	349 sqm	15.3sqm	17.5m	\$465,000
6	429 sqm	18.0sqm	20.0m	\$485,000
7	361 sqm	15.3sqm	17.5m	\$465,000
2000	400 sqm	17.0sqm	17.5m	\$495,000

*Minimum and maximum lot sizes are based on the current zoning and the proposed subdivision. All measurements are approximate. The information is provided for general guidance only. The information is not intended to be used as a basis for any legal or financial decision. The information is not intended to be used as a basis for any legal or financial decision. The information is not intended to be used as a basis for any legal or financial decision.

DARLINGTON
34 Brookside Road
Allotments 1 to 7 & 2000
PRELIMINARY NOTICE
8 "Community Titled" Elevated Blocks For Sale

- The Vendor undertakes to build the road on the common entry driveway and main "no through" road on the common land level, to service all 8 lots within the required timeframe, or any amendment to such timeframe as authorized by the City of Adelaide.
- Retaining walls to be built for each allotment at garage entry level (conditions apply)
- Elevated sloping blocks suitable for 3 level house designs.
- Blocks have the first level cut out ready for construction.

For further information contact:
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Michael Kris Real Estate 538 George Road, Henley Beach SA 5022



Lot 1-8 34 Brookside Road DARLINGTON SA

This is a fabulous opportunity to kick start home ownership by purchasing one of these blank canvas allotments surrounded by nature, yet still centrally located to all essential amenities.

THE LOCATION

Offering a straight run to the Adelaide CBD via South Road and Goodwood Road, within minutes to fabulous school choices, including Darling Primary, Marion Primary, Bellevue Heights Primary, Seaview Downs Primary and Clovelly Park Primary. Quality High Schools include, zoned Aberfoyle Park High, unzoned for Springbank Secondary College, Seaview High, Hamilton Secondary College, and Blackwood High. Flinders University and Medical Centre are only moments away and there is a selection of private schools nearby.



Kris Papagiannis
08 8353 3000

Price : PRICE GUIDE \$450k - \$495k
View : <https://www.michaelkris.com.au/sale/sa/western-beachside-suburbs/darlington/residential/land/7956877>