

SOLD

Lot 103,9 Carnarvon Avenue, Redwood Park



Fixed Price Build Contract with Metro Homes (exclusive), Torrens-titled Allotment ready to build!

Save months of planning approval, holding costs and the uncertainty of footing costs with approved planning consent and fixed price footings.

Proposed Allotment 101 – SOLD / Under Contract

Proposed Allotment 102 – SOLD / Under Contract

Proposed Allotment 103 – \$773,700 fixed price with Metro Homes as the exclusive builder (4 bed, 2 bathrooms & single garage). Detailed architectural plans available on request.

It is hereby noted that Bailey Property is only representing the land sale only, these homes have not been constructed yet.

🏠 3 🚿 2 🚗 1

Price SOLD for
\$390,000

Property Type Residential

Property ID 2406

Agent Details

Darren Cowey - 0403 051
655

Office Details

Bailey Property - Sales &
Property Management
1282 North East Rd Tea
Tree Gully, SA, 5091
Australia
08 7320 3949

A stunning house and land package that awaits you in the sought-after Pocket of in demand Redwood Park. Nestled in a beautiful street this Torrens-titled residence, currently in the pre-construction phase, has been meticulously designed for the most discerning homebuyers. With approved planning consent, a fixed price build contract and fixed footings cost we've taken care of all the intricate details, ensuring your peace of mind about the final result, both in terms of aesthetics and cost.

With Titles only a few weeks away, this house and land package give confidence in the end product based on these approved plans and enables the buyer to choose their selections from the full architectural drawings (available on request).

The home boasts a stunning facade, expansive open-plan living spaces adorned with lofty 2.7m ceilings, generously proportioned bedrooms, each equipped with built-in robes, walk-in in pantry. This offering is ideal for young families, professionals, downsizers, and first-time homeowners wanting a low maintenance allotment. The allure of a tailor-made, architecturally designed home is complemented by substantial savings on stamp duty (subject to eligibility), making this opportunity truly exceptional.

Key Features:

- 1 x Torrens titled allotments with site pegged and ready to build
- Fully approved floorplans (architectural drawings available on request)
- The freedom to personalize finishes and selections to your liking
- First home buyers enjoy a stamp duty exemption and eligible for a \$15,000 First Home Owners Grant (subject to criteria)
- Enjoy year-round comfort with ducted reverse cycle air conditioning
- Immerse yourself in spaciousness with 2.7m ceilings throughout

- Quality timber laminate flooring in living areas, complemented by plush carpets in bedrooms
- Convenience meets security with a panel lift roller door
- Energy-efficient LED lighting illuminates your new home
- Stainless steel appliances (excluding dishwasher / provision under benchtop in kitchen only)
- Stylish joinery in the kitchen, bathrooms, and laundry
- Stone benchtops in the kitchen
- Quality tapware throughout
- 3.5kw solar panels
- Desirable location

Be quick this home will sell quickly!!

Key details – Proposed Allotment 103:

- Land size: 285 sqm*
- Building Size: 167 sqm*
- Frontage: 8.13m *

Disclaimers:

*All photos and illustrations are representative only. This home has not been constructed.

*Bailey Property Group are representing the land sale only

*This Proposed Plan of Land Division is being offered subject to all Council and government consents and subject to the deposit of the plan of land division and at this time may or may not be approved and/or may be awaiting approval and/or conditions to be satisfied, therefore please refer to the agent and/or the vendor and/or council in relation to the status of this proposed land development and/or make your own investigations to satisfy your enquiries. Please refer to the agent and or vendor for further clarification.

All information contained herewith, including but not limited to the general property description, price and the address, is provided to Bailey Property Real Estate by third parties. We

have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

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 building size). Interested parties should make their own inquiries and obtain their own legal advice.

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.