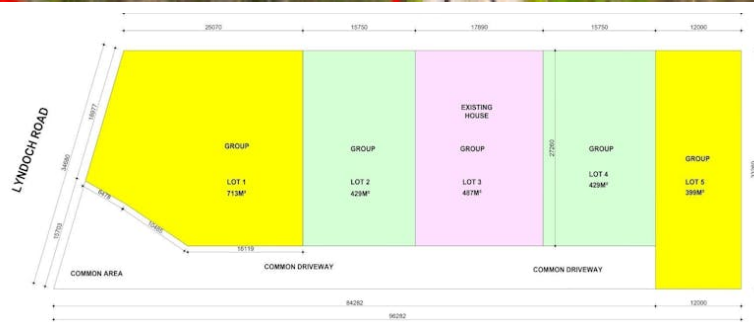
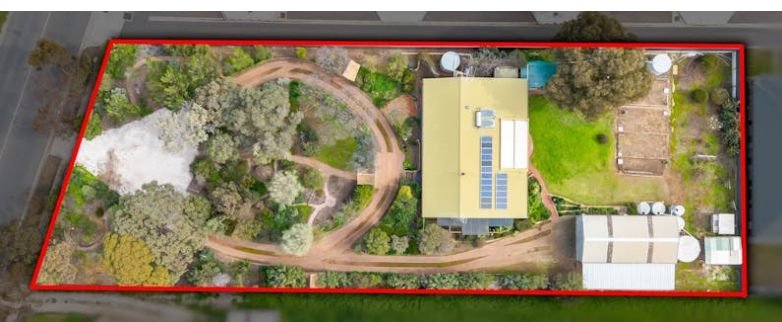




90 Lyndoch Road, GAWLER EAST, SA 5118

3,039m2 allotment - Development Potential

Located in the very popular suburb of Gawler East, with close proximity to Gawler's town centre and surrounded by established amenities and ongoing development, this is a property packed with opportunity.

A significant advantage is the pending final approval to subdivide into five allotments, including the existing home (STCC). With much of the planning already completed, developers can save considerable time with a lot of the time consuming planning and approval process well underway.

The solid brick home, built in 1985, offers flexible accommodation with three or four bedrooms, a sunroom and a spacious open plan kitchen, meals and living area featuring impressive raked ceilings. Additional features include ducted evaporative air conditioning, three split system air conditioners, a slow combustion heater, generous storage throughout, security roller shutters, a solar system and a paved outdoor entertaining area and more.

Set on an impressive 3,039sqm (approximately $\frac{3}{4}$ acre) allotment, the property also boasts established gardens, extensive rainwater storage, a large 40ft x 20ft shed, carport and plenty of space to enjoy.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 80P5011

SALE DETAILS

**\$1,200,000 -
\$1,300,000**

CONTACT DETAILS

Elders Real Estate Gawler
37 Murray Street
GAWLER, SA
08 8522 1988
RLA: 288320

Christopher Hurst
0412 897 020

Whether you're a developer looking to take advantage of the subdivision potential, an investor seeking future upside, or a buyer wanting a substantial home with long-term possibilities, this is an opportunity not to be missed (STCC).

Ready to make an offer? Head to eldersgawler.com.au, select the property, and click the 'Make an Offer' tab to submit your offer online in just a few steps.

All information contained herein is gathered from sources deemed to be reliable. However, we cannot guarantee its accuracy and interested persons should seek their own enquiries.

- Land Area 3,039.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 1









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