



**Lot 73 Ascot Avenue, Risdon Park**



## Large Residential Allotment – 1,023m<sup>2</sup> in Growing Risdon Park

Located in the developing area of Risdon Park, this spacious residential allotment offers approx. 1,023m<sup>2</sup> of land with a generous frontage of approx. 16m. Key features include:

- Water meter installed and ready
- Septic or approved enviro waste system required upon construction
- Allotment has been raised and levelled to meet the 200-year flood standard
- New rear fence erected
- Power accessible via Esmond Road (subject to SA Power Networks approval)
- Council rates approx. \$660 per annum (subject to confirmation)

Secure your place in a growing community – ideal for your dream home or future investment.

Disclaimer: All information provided has been obtained from sources believed to be accurate. However, we cannot guarantee its accuracy and accept no

📏 1,032 m<sup>2</sup>

<b>Price</b>	\$60,000
<b>Property Type</b>	Residential
<b>Property ID</b>	11481
<b>Land Area</b>	1,032 m <sup>2</sup>

### Agent Details

Lee Jackson - 0427 440 954

### Office Details

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liability for any errors or omissions. Interested parties should make their own enquiries and seek independent advice as needed.

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