



## Lot 4 102 Brandis Rd, MUNNO PARA WEST

### 6974m2 Partially Developed Block of Opportunity - Owner Must Sell

The current owner of this 6974m2 approx. block of land at Allotment 4, 102 Brandis Road, Munno Para West is not in a position to complete the development.

Up to this point, the following steps towards development have been completed:

1. DAC Approval is in place
2. The Community Title Plan has been approved
3. Council Planning Approvals are in place
4. All the engineering has been done
5. The Community Development Scheme is in place
6. 6 out of the 14 proposed blocks are currently under contract

With all this in place, it will shave months off the development set up time and a new purchaser may be in a position to start sooner rather than later.

The following allotments are currently under contract and their sale prices are outlined below:

Lot 102 - \$109,950

**TYPE:** Sold

**INTERNET ID:** 18577446

#### AUCTION DETAILS

1:00pm, Friday April 13th, 2018. On Site

#### CONTACT DETAILS

**ELDERS FLINDERS PARK**  
184 Grange Road  
FLINDERS PARK, SA  
08 8354 2424  
RLA: 250113

**Gary Krievs**  
0422 071 317

Lot 103 - \$123,450

Lot 104 - \$109,950

Lot 105 - \$124,950

Lot 111 - \$ 92,500

Lot 112 - \$ 95,000

Below are the proposed asking prices for the remaining allotments:

Lot 101 - \$124,950

Lot 106 - \$109,950

Lot 107 - \$124,500

Lot 108 - \$117,550

Lot 109 - \$119,500

Lot 110 - \$119,500

Lot 113 - \$119,500

Lot 114 - \$119,500

To be auctioned at 1:00pm on Friday 13th April 2018, on site unless sold prior.

The Vendor Statement will be available to view at 184 Grange Road, Flinders Park three (3) business days prior to the auction and onsite from 30 minutes prior to the auction.

Whilst every attempt is made to ensure all specifications are accurate, the accuracy of this information can not be guaranteed, and prospective purchasers should make their own judgement as to these matters.

Please call Gary Krieves on 0422 071 317 or Jimmy Tsarnas on 0403 514 490 for more information.