



**19 Braeside Avenue, Holden Hill**



## Prime Industrial Development Site

- Substantial 1,267 sqm\* allotment
- Perfectly rectangular allotment with 18.90m\* Frontage to Braeside Avenue and depth of 67.06m\*
- Zoned Light Industrial within the City of Tea Tree Gully
- Flexible development controls and applicable land uses including Light Industry, Service Industry, Storage and Warehouse operations. (Please make your own necessary enquiries with the City of Tea Tree Gully Council for your specific intended use)
- Light Industry Zoned tightly-held pocket within Adelaide's North-eastern suburbs amongst residentially zoned dwellings, close to Tea Tree Plaza and Modbury Hospital.
- Note: Rear undercover structure shall be cut and removed before a fence is installed along the boundary prior to settlement. (17 Braeside Ave rear structure is currently encroaching over 19 Braeside Ave)
- Sold Under Instructions from the Public Trustee

If you would like further information please contact Nicolas Mastrangelo on 0401 790 753 or Mastracorp Real Estate Office on 8212 0140

1,267 m<sup>2</sup>

**Price** SOLD for \$407,500  
**Property Type** Commercial  
**Property ID** 1739  
**Land Area** 1,267 m<sup>2</sup>

### Agent Details

Nick Mastrangelo - 0401 790 753  
 Pasquale Mastrangelo - 0409 465 863

### Office Details

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\* approx.

*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.*