

21 Hallett Road Erindale SA

5 1 3

APPROVED PLAN AVAILABLE UPON REQUEST |
DEVELOPMENT APPROVAL IN PLACE

In the glorious Eastern golden circle of Adelaide real estate around the CBD sits a rare and remarkable opportunity. A huge block of land just overflowing with potential, where options abound and dreams can be built.

21 Hallett Road is a sprawling suburban block that is hard to find these days. It covers approximately 989sqm of land, with an amazing 21.64m of street frontage and 45.72m deep. There is an existing property on the block, one that adds to the plethora of options facing the buyer.

These include:

- There's a Development Approval in place for two beautiful semi-detached homes. Each house has four bedrooms,

Price : \$ 1,520,000
Land Size : 989 sqm
View : <https://www.sinova.com.au/sale/sa/eastern-suburbs/erindale/residential/house/6649079>



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SITE NOTES

THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S CIVIL / STORMWATER PLAN.

SITE / SURFACE WATER RUN-OFF TO BE DIRECTED AWAY FROM BUILDINGS BY FALLS IN PAVING

FOR ROOF WATER RUN-OFF, REFER TO ROOF PLAN.

RAINWATER TANK PLUMBED TO LAUNDRY. OVERFLOW TO BE DIRECTED TO COUNCIL WATER TABLE OF A MINIMUM OF 6 MT AWAY FROM BUILDINGS

T.B.M: TBA

ALL LANDSCAPING BY OWNER

SITE AREAS

SITE AREA	494	M2
SITE COVERAGE	47	%
POS	171.52	M2
	34.72	%



DWELLING AREAS

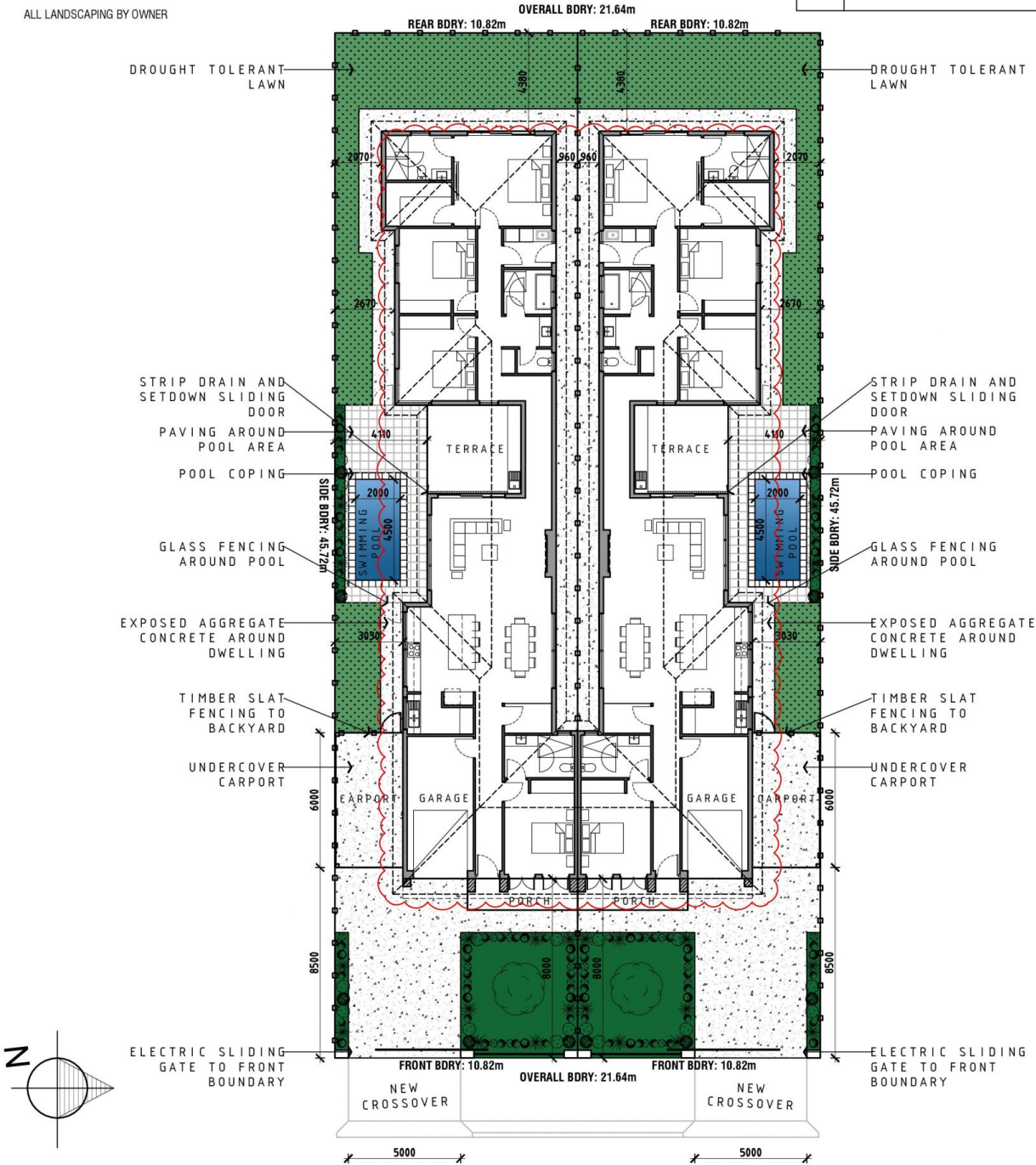
LIVING	195.20	M2
PORCH	6.87	M2
GARAGE	19.93	M2
TERRACE	16.5	M2
CARPORT (not inc. in total)	18	M2
TOTAL	238.5	M2

FENCE + GATE LEGEND

F01	1800H COLORBOND FENCE BY BUILDER
G01	1800H COLORBOND PA GATE TO MATCH F01 BY BUILDER

SITE LEGEND

RWT	1000L RETENTION TANK, PLUMBED TO WC
HWU	INSTANTANEOUS GAS HOT WATER UNIT
MB	METER BOX
	LANDSCAPING BY OWNER
	PAVING BY OWNER



PROPOSED SITE PLAN

SCALE 1:200