



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

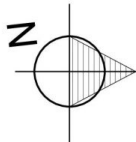
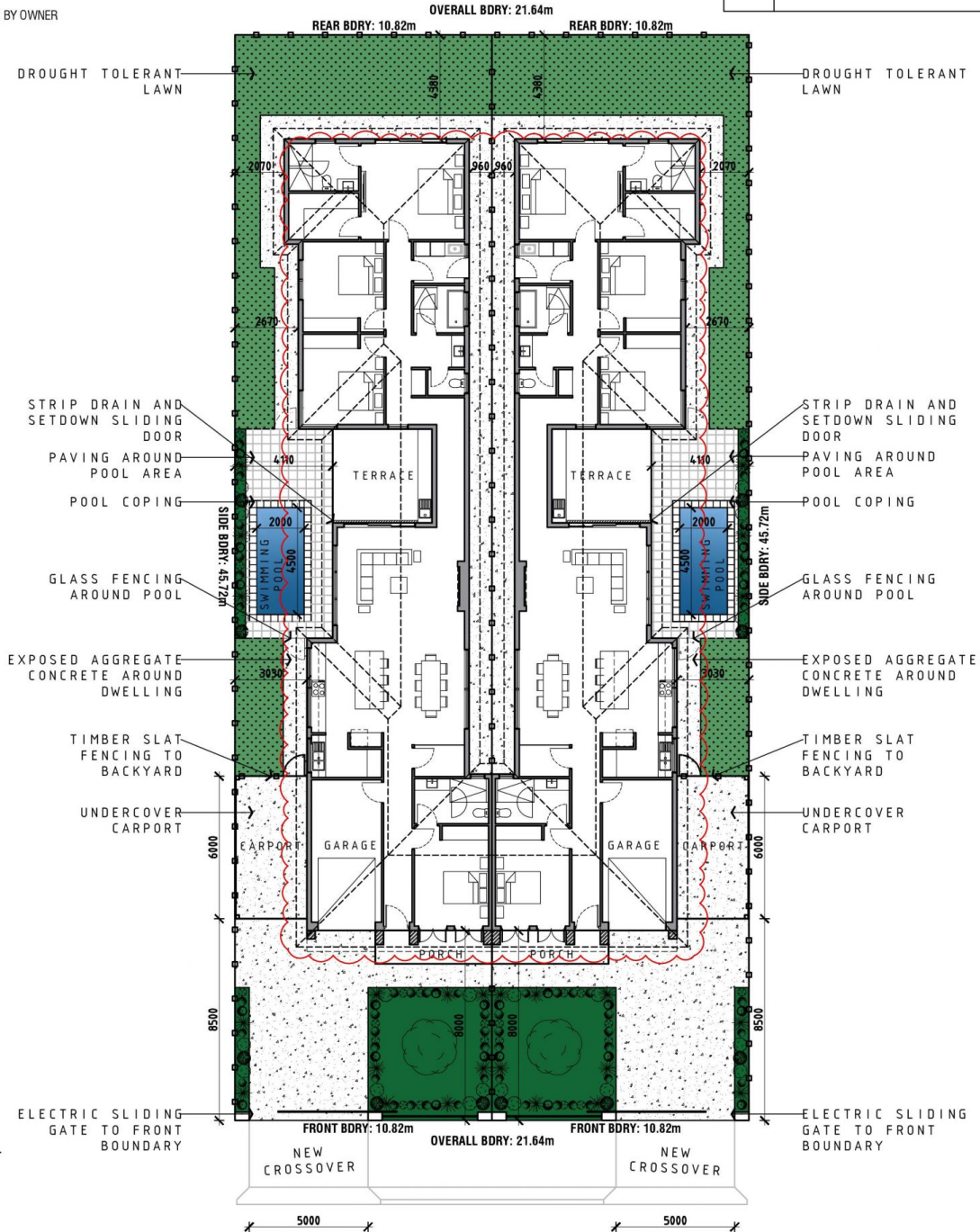
ALL LANDSCAPING BY OWNER

| SITE AREAS | |
|---------------|-----------------------|
| SITE AREA | 494 M ² |
| SITE COVERAGE | 47 % |
| POS | 171.52 M ² |
| | 34.72 % |

| DWELLING AREAS | |
|-----------------------------|----------------------------|
| LIVING | 195.20 M ² |
| PORCH | 6.87 M ² |
| GARAGE | 19.93 M ² |
| TERRACE | 16.5 M ² |
| CARPORT (not inc. in total) | 18 M ² |
| 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