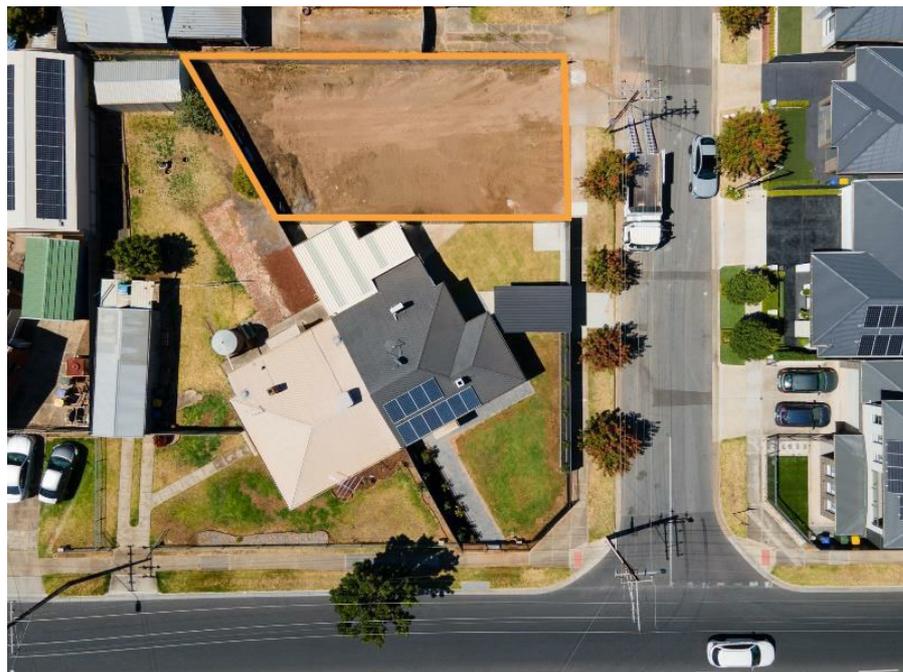


Lot Propos/1a Judith Ave, Findon, SA 5023**Contact Agent**

Residential Land

**Prime Development Opportunity - Approved Plans, Subdivision**

Positioned in a rapidly evolving pocket of Findon, this vacant allotment presents an exceptional opportunity for astute developers and investors seeking strong growth potential. Approved subdivision, planning consent, and architectural plans are already in place for two two-storey residences, meaning the time-consuming groundwork has been completed so you can move straight toward construction. Whether you plan to build and sell, build and hold, or secure a strategic project with strong resale potential, this is a rare offering that rewards decisive action.

Open for Inspection

By Appointment.

- Approved Development & Design Highlights
- Torrens Title allotment - no shared land or strata restrictions
- Approx. 295m² land size with 12.03m frontage
- Approved subdivision and planning consent in place
- Approved designs for 2 × two-storey residences
- Each home designed for 3 bedrooms, 2.5 bathrooms
- Open plan living, dining, and kitchen layout
- Lock-up garage with internal access
- Strong resale and rental appeal for modern new builds (STCC)
- Cleared, ready-to-build site saving time and upfront preparation costs

Findon continues to gain momentum as a sought-after western suburb thanks to its central positioning, lifestyle convenience, and strong growth trajectory. The property is moments from Findon Shopping Centre featuring Woolworths, as well as Findon Park Shopping Centre home to Coles, specialty stores, and daily essentials. Quality schooling options such as Nazareth Catholic College are close by, along with public transport and key arterial roads for easy city or coastal access. Enjoy the added lifestyle advantage of being within walking distance to local cafes and community amenities, making this location highly attractive to future buyers and tenants alike. With property values continuing to rise and demand for new builds increasing, this is a strategic opportunity not to miss.

For further details, please contact Rosemary Auricchio on 0418 656 386.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes

Listed By

Rosemary Auricchio
Phone: (08) 8347 3666
Mobile: 0418 656 386

