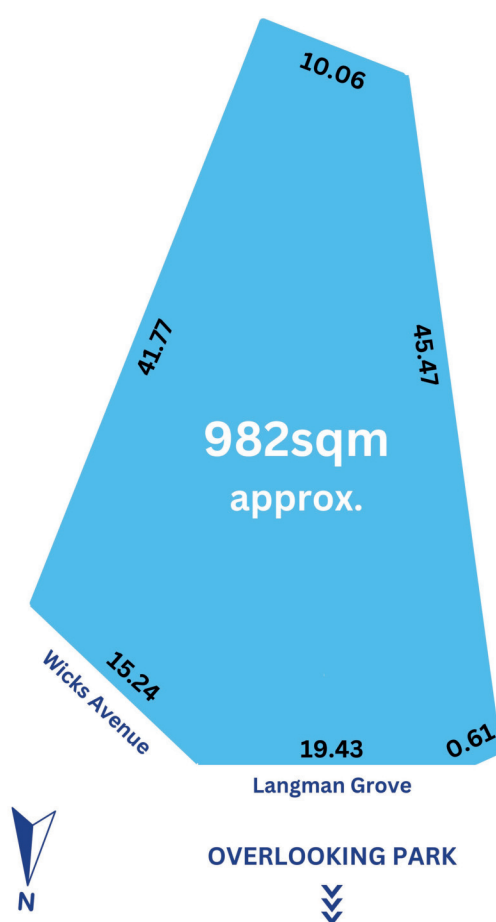


# FELIXSTOW

## 66 Langman Grove



**BEST OFFER**

**3 Bed | 1 Bath | 3 Car | 982sqm**



**THEON BRUSE**

0419 816 470

[theon.bruse@bruse.com.au](mailto:theon.bruse@bruse.com.au)



**BEVAN BRUSE**

0419 809 852

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## PRIME CORNER DEVELOPMENT SITE DIRECTLY OPPOSITE THE BEAUTIFUL FELIXSTOW RESERVE

**Land buyers and developers!**  
**We bring your attention to a very  
good development site**  
(subject to council consent)

Directly overlooking the recently  
upgraded Felixstow Reserve with a  
playground, wetland nature area and the  
peaceful walking trails along side the  
Torrens River.

Only a short walk to highly sought after  
East Marden Primary School.  
Only 10 minutes to the CBD.

Street frontage to both Langman Grove  
and Wicks Avenue.  
Driveway access is from Wicks Avenue.

982SQM (approx.) OF TOTAL LAND SIZE

Build your dream home or dream home  
development.  
Do your homework with council, your  
builder and designer. Check out the  
recent new age home selling prices in the  
area. you will discover that this allotment  
is absolute prime land.

We sell the property as is with an older  
home.  
The open inspections will be for the land  
as it is at land value.

No easements.

Being sold by best offers.

It's a good one!



### PROPERTY INFORMATION

- ▶ **Certificate of Title**  
Volume 5449 Folio 241
- ▶ **Council**  
Norwood Payneham & St Peters
- ▶ **Emergency Services Levy**  
\$191.90 per year (approx.)
- ▶ **Year Built**  
1964
- ▶ **School Zoning**  
East Marden Primary School  
Charles Campbell College

**Theon Bruse**  
**0419 816 470**  
**[theon.bruse@bruse.com.au](mailto:theon.bruse@bruse.com.au)**

