



## 2 Nyroca Crescent FELIXSTOW SA

3  1  1 

Opportunities like this are not to be missed.

All of the hard work has been done for you on this superb development site. Subdivision approval for 3 generous allotments has been gained, and concept house plans for 1 large double storey home and 2 single level homes are available. This could be your next development site-de-risked and ready to go, or build your dream home on the street-fronted Torrens titled allotment and sell the rear allotments to reduce your mortgage.

All the boxes have been ticked!

The location is very special. Set on a quiet no through cul de sac and surrounded by quality homes.

Only 1 street to Linear Park and Felixstow Reserve which is currently going through an extensive upgrade. Once the reserve upgrade has been completed in December, this

**Land Size** : 1043 sqm

**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/felixstow/residential/house/5551628>



**Theon Bruse**  
08 8431 8181

**LANDSCAPING SCHEDULE**

1. ENGLISH BOX HEDGE	maxium height 10m	
2. SCOTCH WHEAT	maxium height 1.8m	
3. LANTANA	maxium height 2m	
4. MANCOURT PALM	maxium height 3-4m	
5. BANANAS THUNDERBOLT	maxium height 2m	
6. VIBURNUM COCCINIFOLIUM	maxium height 2m	

**AREAS**

<b>dwelling 1 -</b>	
LOWER MAIN LIVING:	112.00
UPPER MAIN LIVING:	75.00
GARAGE:	38.50
ALFRESCO:	33.00
PORTICO:	82.20
<b>TOTAL:</b>	<b>281.30</b>
<b>SITE AREA 1 - 246.00 m<sup>2</sup></b>	
P.C.S. - 58.00 m <sup>2</sup>	
SITE COVERAGE - 60%	
<b>dwelling 2 -</b>	
MAIN LIVING:	115.00
GARAGE:	18.00
PORTICO:	01.00
<b>TOTAL:</b>	<b>134.80</b>
<b>SITE AREA 2 - 246.00 m<sup>2</sup></b>	
P.C.S. - 78.00 m <sup>2</sup>	
SITE COVERAGE - 60%	
<b>dwelling 3 -</b>	
MAIN LIVING:	124.80
GARAGE:	20.00
PORTICO:	01.50
<b>TOTAL:</b>	<b>146.90</b>
<b>SITE AREA 3 - 246.00 m<sup>2</sup></b>	
P.C.S. - 82.00 m <sup>2</sup>	
SITE COVERAGE - 60%	

