



1 Davies Avenue (Corner of Gray Street) TRANMERE SA

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Ready to build quality homes with a spectacular look and a great design. You do not have to build this plan you can go back to council and resubmit however these are building approved and you could just make small amendments to suit you as a developer.

Price : \$ 855,000
Land Size : 764 sqm
View : <https://www.bruse.com.au/sale/sa/eastern-suburbs/tranmere/residential/house/5551758>

This is a brilliant location right in the heart of one of Tranmere's best spots close to every convenience of the Eastern suburbs. Just a brilliant spot to develop an excellent site and see a great return.

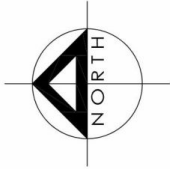
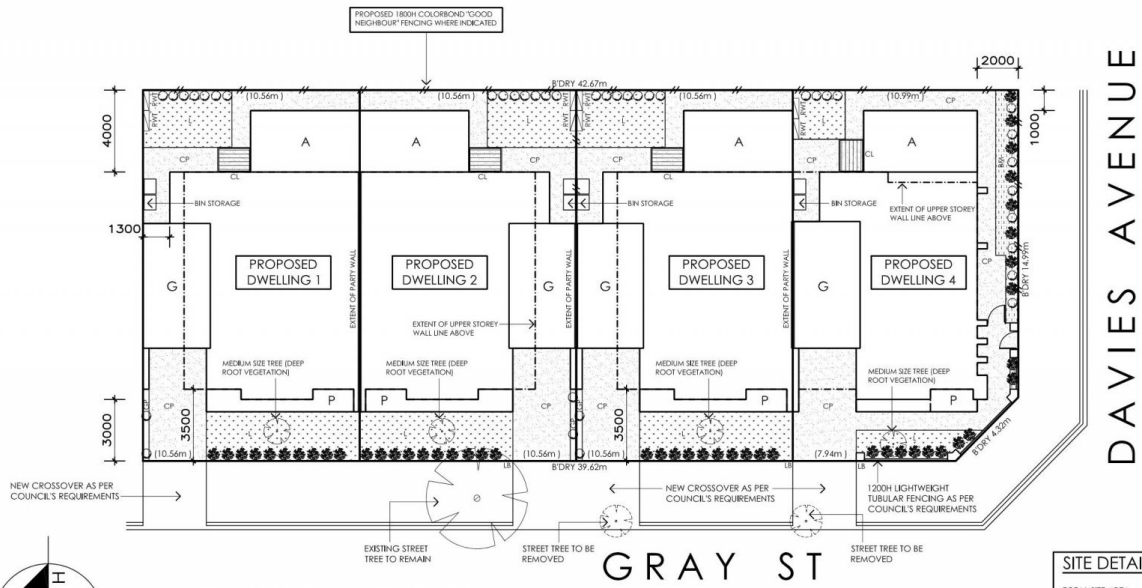
This is a brilliant opportunity do not miss it. It is the best site in Tramere.

Don't hold back it is hard to find land like this. With plans approved it is a bonus.



Bevan Bruse
08 8431 8181

APPROVED PROPOSED PLANS



LANDSCAPE & SITE PLAN

SCALE 1:200

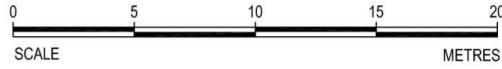
SITE DETAILS:	
TOTAL SITE AREA	767sqm
DWELLING 1	
SITE AREA	191sqm
POS	22.11% (42,246sqm)
SITE COVERAGE	66.32%
DWELLING 2	
SITE AREA	191sqm
POS	22.11% (42,246sqm)
SITE COVERAGE	66.32%
DWELLING 3	
SITE AREA	191sqm
POS	22.11% (42,246sqm)
SITE COVERAGE	66.32%
DWELLING 4	
SITE AREA	194sqm
POS	22.65% (43,766sqm)
SITE COVERAGE	56.12%

IDENTIFICATION SURVEY

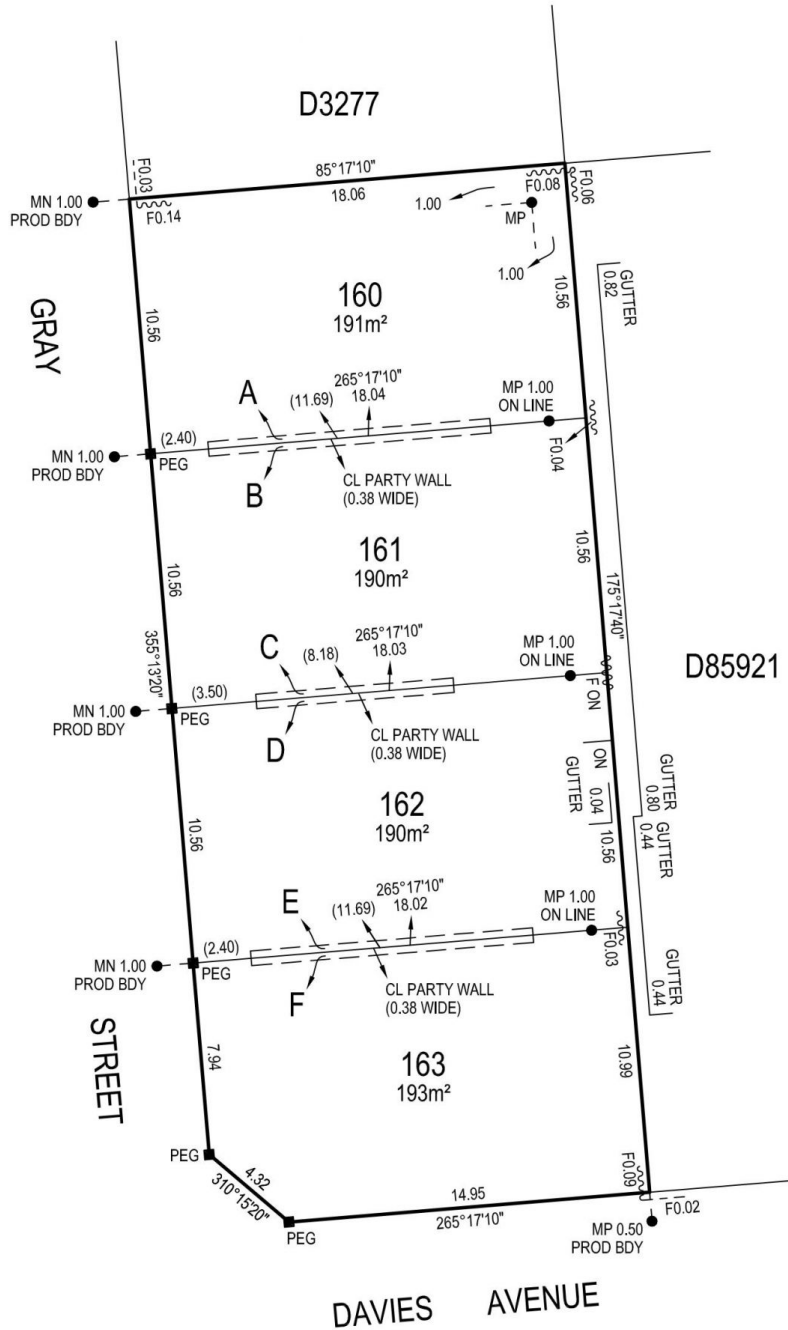
ALLOTMENTS 160, 161, 162 AND 163
IN DEV. No. 170/D079/18
HUNDRED OF ADELAIDE

IN THE AREA NAMED
TRANMERE

BEING A DIVISION OF ALLOTMENT 16 IN D3277
CT 5646/165



RECIPROCAL PARTY WALL RIGHTS ARE TO BE CREATED
OVER THE PORTIONS MARKED A AND B, B AND C, D AND E.



IMPORTANT NOTE
This plan is of an identification survey only and as such is not registered by the lands title office. Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of PYPER LEAKER Surveying Services Pty. Ltd. who can accept no responsibility for such differences.



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LEGEND

- CONC : CONCRETE
- CNR : CORNER
- F : FENCE
- W : WALL
- MP ● : METAL PIN
- MN ● : METAL NAIL
- GIN ● : GALVANISED IRON NAIL

INFO

SCALE: 1:200 (A3)
SURVEY DATE: 4 / 01 / 19
SURVEYED BY: DEP
DRAWN BY: WMB
PROJECT REF: PL9489
NO OCCUPATION UNLESS OTHERWISE SHOWN
ALL FENCES LOCATED AT CENTRELINE OF RAILS

CERTIFIED CORRECT

DAVID E PYPER

LICENSED SURVEYOR
5 / 02 / 19