



### 34A Hooper Road SMITHFIELD PLAINS SA

To submit an offer, please copy and paste this link into your browser: <https://airtable.com/shrBb12PXtTjyZAXm>

Now is the perfect time to take advantage of the record low-interest rates and the \$15,000 First Home Owners Grant in addition to the Federal Government's offer of \$25,000 (subject to eligibility criteria). On offer is this outstanding opportunity to build your dream home (STCC) on a proposed 363sqm block!

This 363sqm block (approx) with a 12.44m street frontage is well placed amongst other established homes and its conventional rectangular shape makes it well suited to an array of potential development options. With infrastructure work completed (water and sewerage) and no crossover required, the site is ready to build immediately!

Located within a few minute's drive to the \$40 million Town Centre, the site offers shopping, dining and entertainment such as:

- Woolworths, Medical Centre and a vast variety of dining options (1.3km)
- John Hartley Childcare and Elementary School (800m)
- Stretton Research Centre (1km)
- Smithfield Train Station (1.6km)

**Price** : \$ 100,000  
**Land Size** : 363 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/smithfield-plains/residential/land/6453746>



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