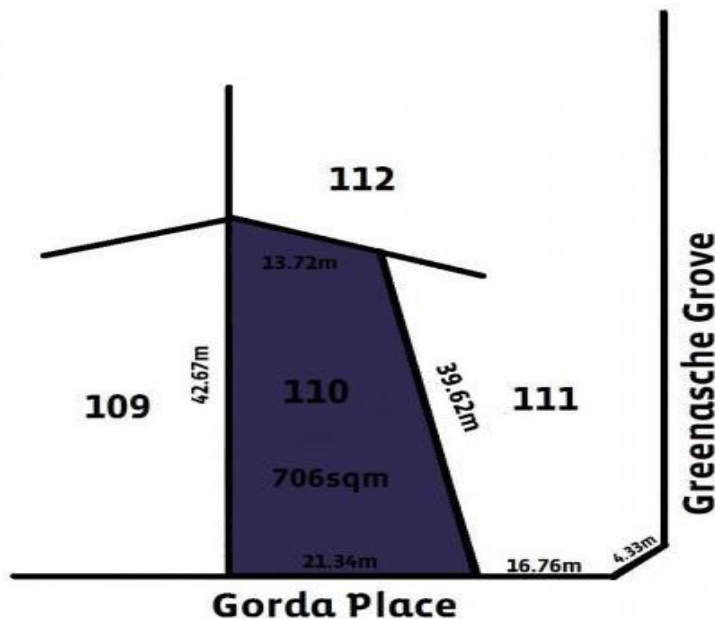


MAGAIN



Residential Development				
Minimum Allotment Areas				
Detached Dwelling	Detached Dwelling	Row Dwelling	Group Dwelling	Residential Flat Building (average floor area)
Regeneration Policy Area 16	250sqm	220sqm	170sqm	250sqm (1 storey) 250sqm (2 storeys) 300sqm (3 storeys)
Minimum Site Frontages				
Regeneration Policy Area 16	8m (12m)	8m (12m)	7m (12m)	10m (15m)
Site Coverage & Floor Area Ratio				
Site Area	Maximum Site Coverage	Maximum Floor Area Ratio		
<100sqm	1.0 storey = 40% 2 storey = 40%	0.8	0.8	
100sqm - 250sqm	1.0 storey = 40% 2 storey = 40%	0.8	0.8	
>250sqm	1.0 storey = 40% 2 storey = 40%	0.7	0.7	

5 Gorda Place SEACOMBE GARDENS SA

3 1 2

Attention Developers, Profit is to be made here!

In a great location, this 706sqm allotment is close to Westfield Marion shopping center, Bus interchange and less then ten minutes to Brighton Beach!

Developers Notes:

- Located in Marion City Council Policy Area 16
- 21.33 meter frontage (approx)
- 706 sqm (approx)
- Potential to build two detached houses or townhouses (STCC)

Property Features:

- 3 bedrooms one with built robes

[For full version visit the website](https://www.magain.com.au)

Type : House