

# MAGAIN



## 22 Ballara Avenue Warradale SA

Please contact Travis Denham and Michelle Draper from Magain Real Estate for all your property advice.

Exceptional opportunity to acquire a coveted parcel of real estate located in the esteemed suburb of Warradale. Whether your vision entails constructing your ideal residence or diversifying your investment portfolio, this plot of land promises undeniable appeal. Nestled next to a park, you can savour your morning coffee amidst the serene ambiance of gorgeous gum trees and local wildlife.

Nestled on a spacious 390 sqm block (approx.), unleash your creativity as you explore the boundless potential and ample room this parcel provides (Subject to Council Consent). Don't let this rare chance slip away; seize the

**Type** : Land  
**Price** : \$ 552,000  
**Land Size** : 390 sqm  
**View** : <https://www.magain.com.au/property/22-ballara-avenue-warradale-sa/8425070>



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