



138-139 Greenhill Road, Unley SA 5061

Greenhill Road development site

JLL and Mathesons & The Property People, are pleased to offer for sale the properties located at 138-139 Greenhill Road, Unley.

Development
FOR SALE

The properties are located in the tightly held Adelaide Fringe precinct, less than one kilometre from the Adelaide Central Business District.

Sited over two titles, the properties collectively comprise a regular site of approximately 1,210 square metres. Two standalone villas are located onsite, one leased and producing a holding income with the opportunity to generate further income through leasing the vacant building.

The Adelaide Fringe has recently undergone significant planning amendments, which allow for far greater site density through the increase in height limits and removal of maximum building sizes. These amendments have been a catalyst for an increase in activity in the precinct from investors and developers.

This is an exciting opportunity to acquire an extremely well located site positioned for future growth; we highlight the key investment considerations as follows:

- 1,210 (approx) square metre site across two titles
- Side and rear access via Unley Road and Park Lane
- Holding income and development flexibility
- Zoning allows for development up to 7 storeys (stnc)