



## 5/12A Darlington Street Enfield SA

Anthony Fonovic and Tim Morris Real Estate are proud to present this brilliant opportunity to build your own dream home or investment property (STCC) in this highly sought-after suburb of Enfield.

This 373sqm (approx) Torrent Title allotment is perfect for a wide range of new home designs (STCC) to suit almost any family with the added advantage of enjoying all the benefits and cost efficiencies of a North-facing rear yard.

This is an amazing opportunity if you're looking to take advantage of the \$15,000 HomeBuilder grant or the combined grant of up to \$30,000 for first home buyers (subject to eligibility criteria).

This location is perfectly positioned only 9km from the city and conveniently accesses all the local amenities including a range of shopping centres including North Park Shopping Centre, Northgate Village, Prospect Road shopping precinct & the Churchill Centre. Private and public schools in the area include St Gabriel's, Enfield Primary, Cedar College, St Paul's College, Our Lady Of Sacred Heart Girls & Roma Mitchell Secondary to name just a few. There are also a large array of fabulous restaurants and cafes, the Enfield public Library is only 300m walk from your front door, as well as many parks and sports fields and a range

**Price** : \$ 248,000  
**Land Size** : 373 sqm  
**View** : <https://www.timmorris.com.au/5911606>



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