



## 16a Cooke Crescent Royal Park SA

Anthony Fonovic and Tim Morris Real Estate are excited to present this 446m<sup>2</sup> (approx) allotment boasting a 15.5m (approx) width which is perfect for a wide range of double garage new home designs to suit almost any family (STCC) in this sort after suburb of Royal Park.

It's your choice, engage your preferred builder or one that has already prepared a fabulous dwelling design perfect for this allotment.

Not only could you save thousands of dollars on stamp duty, but if you are a first home buyer you may also be eligible for a government grant of up to \$15,000 (subject to government approval).

This location is perfectly positioned immediately across from the Wetlands Recreational Park, 12km from the city and only 4km from the beach. Conveniently access all the local amenities including Westfield West Lakes, Port Adelaide shopping malls, great private and public schools, fabulous restaurants and cafes, many parks and sports fields and a range of options for public transport.

This opportunity is one not to be missed so call Anthony Fonovic on 0411 513 352 for further details.

**Price** : \$ 240,000  
**Building Size** : 17.3 sqm  
**Land Size** : 446 sqm  
**View** : <https://www.timmorris.com.au/6001831>



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