



KINGS PARK
313-313a Goodwood Road

206 sqm

EXCEPTIONAL LAND HOLDING OF 1351 M2 WITH A FRONTAGE TO GOODWOOD ROAD OF 16.76 M

Sold

EXCEPTIONAL LAND HOLDING OF 1351 M2 WITH A FRONTAGE TO GOODWOOD ROAD OF 16.76 M. – SUITABLE FOR REFURBISHMENT, OWNER OCCUPATION, INVESTMENT OR REDEVELOP (subject to usual consents).

Raine & Horne Commercial SA are delighted to present this substantial property to the market.

The property sits adjacent the Kings Park Medical Centre and currently comprises shopfront and associated office of approx. 206 m2 of quality improvements comprising open plan showroom, 3 x good sized offices, cellar, kitchen and amenities and rear storage shed.

According to the Certificate of Title, the total land area is approximately 1351 m2 with a frontage to Goodwood Road of 16.76 m and a depth of approx. 80.62m.

The property enjoys great exposure to Goodwood Road with an average of over 28,000 vehicles passing daily according to Transport SA survey figures.

Property ID	L27924800
Property Type	Land/Development
Building / Floor Area	206
Land Area	1351.0 sqm

AGENT

David Ente

📞 0412 127 653

✉️ david.ente@sa.rhc.com.au

There is a solar system installed (panels and associated infrastructure). The property is being offered with vacant possession. GST will apply to the sale.

All areas/dimensions approximate

RLA 283100

313 Goodwood Road, Kings Park

ESTIMATED NET LETTABLE AREA

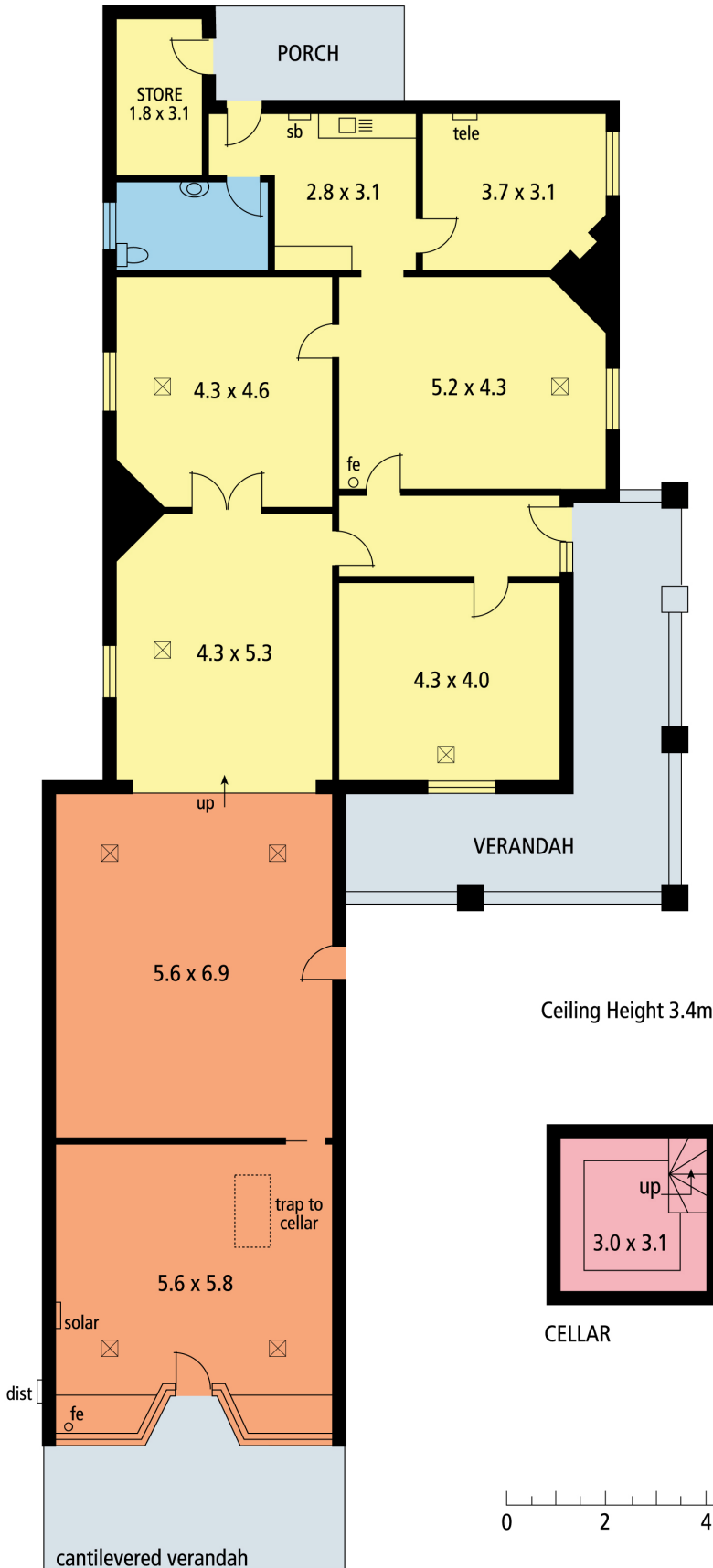
SHOP:	69 sq.metres
OFFICE:	122 sq.metres
AMENITIES:	6 sq.metres
CELLAR:	9 sq.metres

TOTAL NET LA: 206 sq.metres

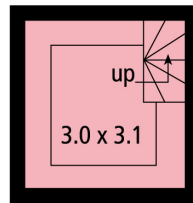
Complies with the
PCA Method of Measurement

Site Area: 1,351 sq.metres*

*approximate only - not surveyed



Ceiling Height 3.4m



CELLAR

sb = switch board
dist = distribution board
fe = fire extinguisher
fhr = fire hose reel
hws = hot water service
trans = transformer
a/c = air conditioner

