

**13 Wodonga Street, Beverley, SA 5009**



**House For Sale**

Sunday, 10 March 2024

13 Wodonga Street, Beverley, SA 5009

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 9**

**Area: 895 m2**

**Type: House**



Anthony Fonovic

0411513352

## **Auction 11.30am Wednesday 27 March 2024 (USP)**

Price Guide – This property is being offered by way of public auction. No price guide will be provided at the vendor's request. Anthony Fonovic & Team Morris proudly present this property with 2 separate areas providing a lovely residence with a flexible 4 bedroom floorplan as well as a separate and fully secured commercial facility with 12.0m X 9.0m workshop, double carport and cemented work area with 3 phase power and dedicated entry. The house has a great floorplan with flexible options for up to 4 bedrooms or an office space and 2nd living area. The kitchen is huge with plenty of storage, bench space and room for a kitchen table. The kitchen leads to the main family room with space for living and dining that leads out to the verandah and the backyard. This is a great family entertainment space that can be extended to the verandah outside for larger gatherings. The residential and commercial property are on the one title but are separately enclosed by fencing and services by separate entrances and electricity meters. This would be a great opportunity for any family with their own business who wants to set up a work-from-home operation with plenty of parking in the commercial area, workshop and generous storage capacity makes it a flexible workspace for any type of business or hobbyist. For the investor, this could be an exciting and high-yielding opportunity as it can be leased together or separately as a residential/commercial property. The area is zoned for "strategic employment" with a great size of approx 892 sqm, development of this corner allotment can be negotiated with the local council to meet your needs (STPC). This is a rare opportunity offering a huge allotment with lots of options attractive to a large and varied audience so register your interest today!!

**SPECIFICATIONS**  
Built: 1955  
Council: Charles Sturt  
Zoning: Strategic Employment  
Council Rates: \$307.01  
ESL: \$143.70pa  
Water rates: \$74.20pq  
Sewer rates: \$95.17pq  
Total Land Size: 892sqm (approx)  
Frontage: 16.76m (approx)  
Depth: 53.34m (approx)

The accuracy of this information cannot be guaranteed and all interested parties should seek independent advice. RLA 274675