

**18 Walker Street, Hayborough, SA 5211**



**House For Sale**

Friday, 29 December 2023

18 Walker Street, Hayborough, SA 5211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 905 m2**

**Type: House**



Paul Smith  
0417624833



Roger Smith  
0407261685

**Price guide \$495,000 - \$535,000**

This is one of those properties that you look at and think "this one has got great potential and opportunities for varied income streams, maybe I should take a look".Development opportunity whilst generating an income whilst waiting for approvals and build. Subject to council consent (SAPPA Data attached on the Elders site). Future land bank with income.Potential for limited sea views from various positions on the block.Possible permanent rental at over \$370 a week;Holiday rental history with a solid income over the summer 2022/2023, strong bookings and great reviews, information available on request.Located only a short stroll to Bunnings, Coles and other shops and only minutes to the beach this central location is now in high demand.Block size is approx 900m<sup>2</sup> plus. Good size frontage of 19.81m.Large full-length verandah. 3 good size bedrooms all with ceiling fans. Central kitchen with good bench space and storage. Two living/dining areas. Separate laundry, updated bathroom and good shedding and storage out back. Beautiful Jarrah floor boards. Double carport out the front. Rear verandah for BBQ and entertaining. Easy maintenance gardens.Perfect opportunity to enter the market, varied investment income streams plus a good holding for future development subject to council consent.Available for inspection by appointment.Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833