

**194 Railway Terrace, Taperoo, SA 5017**



**House For Sale**

Tuesday, 12 March 2024

194 Railway Terrace, Taperoo, SA 5017

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



David Philpott  
0883435600



Beverley Philpott  
0883435600

## Auction

Are you looking for a property with immense potential? Look no further! This 3 bedroom, 1 bathroom gem is set on a generous 720 sqm block. This home presents an exceptional opportunity to purchase an affordable coastal strip investment or first home. Ideal for updating or build your new home. Whether you're a savvy investor or a homeowner with a vision, this property offers a world of possibilities. Renovate and transform it into your dream home in this convenient neighborhood. The block is a generous 55'7" wide and 140' deep (16.94 x 42.67 approx). With a valuable and flexible General Neighbourhood zoning possibilities really do abound. Taperoo enjoys a strategic location, just minutes away from the vibrant Semaphore, pristine beaches, beautiful park reserves, great schools, yacht and golf clubs, and the Osborne Naval Shipbuilding Precinct. With a growing workforce in the area, demand for housing is on the rise. SPECIFICATIONS CT // 5639/928 Easements // Nil Zoning // General Neighbourhood Land // 722 sqm (approx.) Frontage // 16.94m Built // 1961 Council // City of Port Adelaide Enfield Council Rates // \$1,043.35 per annum Emergency Services Levy // \$118.75 per annum SA Water // \$153.70 per quarter + usage Estimated Rent // Written assessment provided upon request DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442