

**304 Railway Terrace, Taperoo, SA 5017**



**House For Sale**

Wednesday, 28 February 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 801 m2**

**Type: House**



Nick Psarros  
0871236123



Alex Nilsen  
0432036907

## Auction On-Site!

Welcome to every investor or developer's dream opportunity! This property presents an exceptional canvas for those with a keen eye for potential and a vision for the future. With a sizable 801m<sup>2</sup> approx. block and a wealth of features including a large shed and expansive backyard providing ample room for extension, the possibilities for enhancement are boundless (subject to council consents). First-time home buyers can also take advantage of the benefits offered by this move-in ready home. Car enthusiasts will delight in the abundance of parking space, with room for up to eight cars across the carport, garage and driveway. A separate laundry/storage room outside offers additional functionality and storage options, ensuring a clutter-free living environment. Additionally, the property features a greenhouse, perfect for cultivating your own garden oasis or indulging in a passion for gardening. Inside enjoy the comfort of a split system air-conditioner, gas heater and two ceiling fans in the generous lounge room, complemented by 2.9 metre ceilings. The newly updated kitchen provides functionality making meal preparation a breeze whilst three spacious bedrooms with timber floorboards and a built-in robe in the master bedroom allow for easy living. Whether you're looking to subdivide, renovate or extend (stcc), this property provides the perfect foundation for realising your investment or development ambitions. Don't miss out on this rare chance to turn your dreams into reality! This home provides effortless access to numerous local amenities. Residents can relish in close proximity to nearby shops, parks and convenient public transportation options including Victoria Road and Midlunga Railway Station. Additionally, the North Haven Shopping Centre is just a few minutes' drive away and the pristine North Haven and Largs Bay beaches only a short distance adding further convenience to the area. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.\*\*\*Regarding price. 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 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 statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."