

41 Magnolia Street, Tanunda, SA 5352



House For Sale

Thursday, 18 April 2024

41 Magnolia Street, Tanunda, SA 5352

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2208 m2

Type: House



Darren Pratt
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Sheridan Huddy
0435011267

Auction Online | Unless Sold Prior

Team Pratt welcome you to 41 Magnolia Street, Tanunda! A spacious 2208sqm* allotment in the heart of the renowned Barossa Valley, perfect for those wanting to renovate, rebuild, develop or invest! If you are looking to add to your investment portfolio, the property's zoning allows for the potential subdivision for 2 or more allotments (STCC*). Within close proximity to quality schools, recreational facilities, cafes, shopping precincts and more, 41 Magnolia Street, presents endless possibilities in a convenient location. Built with steel wall frames and timber roof frames, the residence provides the ideal structural integrity for those looking for their next renovator opportunity. Showcasing a free flowing floor plan comprising 3 bedrooms, 1 bathroom and a combined kitchen, living and dining, the home is a blank canvas for you to add your own stylistic touches to the interior. Encompassing a large backyard with double driveway access and a variety of established fruit trees, the ability for a veggie patch, swimming pool or shedding is at your fingertips. Additional features include a newly installed 10 kilowatt Solar System with solar inverters, new electric hot water system and a concrete pad with sewer connection for a caravan. Nestled in the lively town of Tanunda, only moments away from shopping precincts, recreational facilities, cafes and more, 41 Magnolia Street, Tanunda is not one to miss. We encourage you to inquire your interest to Darren Pratt on 0428 881 406 today!

Features:

- Spacious 2208sqm (approx.) allotment with double driveway access
- Ideal development opportunity (STCC*)
- 3 adequately sized bedrooms
- Light Filled open planned kitchen, living and dining with access to the outdoor verandah
- New ceiling fans throughout
- Main bathroom with separate toilet
- Large laundry with outdoor access
- Solid internal structure, with steel wall frames and timber roof frames
- Envious backyard with the potential for a veggie patch, pool or shedding!
- A variety of established fruit trees including orange, fig, loquat, nectarine, strawberry guava and lillypilly, plus a variety of table grape vines and ornamental vines.
- Concrete pad with septic available for immediate connection for a caravan!
- Newly installed electric hot water system 315L (2 years)
- Newly installed 10 Kilowatt solar system with x2 solar inverters (2 years)
- Power box with smart meter

More Info: Built - 1976 Land - 2,208m² sqm (approx.) House - 135 sqm (approx.) Zoned - N - Neighbourhood Council - BAROSSA To register your interest please phone Darren Pratt on 0428 881 406 or Sheridan Huddy on 0435 011 267. The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you.

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