

**5, 7 & 7A Station Place, Alberton, SA 5014**

**House For Sale**

Friday, 3 May 2024

**REFINED**

5, 7 & 7A Station Place, Alberton, SA 5014

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 464 m2**

**Type: House**



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## Auction - TBA

Don't let this rare opportunity to own three dwellings with three incomes on one title pass you by. This rare offering features three beautifully renovated dwellings on one title, offering a blend of character, charm, and modern convenience. Located within a short leisurely walk to the heritage listed Alberton railway station, and with public transport routes in and out of Adelaide CBD, this versatile offering is ideal for those seeking rental income or a comfortable home living arrangement. At the heart of this property is a charming 2-bedroom villa, boasting spacious living areas and a well-appointed kitchen. This villa serves as the perfect owner-occupied residence, providing ample space and comfort for everyday living. The two additional dwellings are self-contained, each featuring their own private entry, one bedroom, kitchen equipped with gas cooktop, and living areas that provide cosy retreats. These dwellings are ideal for rental purposes, offering a stream of rental income. Whether you're an investor looking to capitalise on the rental potential of all three dwellings or a homeowner seeking to live in the villa while renting out the other two dwellings for additional income, the opportunities are endless. Each dwelling has been meticulously renovated to enhance its original character while incorporating modern amenities for comfortable living. From the moment you step inside, you'll be greeted by the warmth and character that exudes from every corner of these homes. Outside, two dwellings enjoy their own private outdoor space, perfect for alfresco dining, gardening, or simply relaxing in the sunshine. The low-maintenance grounds provide convenience and ease of care, allowing residents to enjoy their leisure time to the fullest. Located in the charming suburb of Alberton, residents will appreciate the convenience of nearby amenities, including shops, schools, parks, and dining options. With easy access to public transport, commuting to Adelaide CBD and surrounding areas is a breeze, making this location highly sought after. Rarely does a property offering so many options present itself to the market. Don't miss this prime opportunity to own three renovated dwellings on one title, in Alberton. Whether you're looking for steady long-term rental income or the potential for short-term rental revenue, this property offers endless possibilities. Contact us today to explore the limitless opportunities of 5, 7, and 7A Station Place, Alberton.