

5 Penley Avenue, Wingfield, SA 5013



Sold Other

Wednesday, 13 September 2023

5 Penley Avenue, Wingfield, SA 5013

Bedrooms: 3

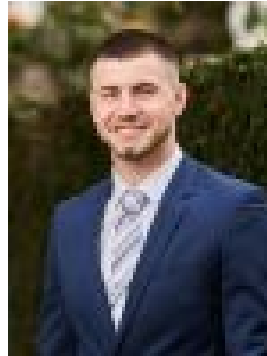
Bathrooms: 1

Parkings: 8

Type: Other



Nick Borrelli
0861871302



Nik Ilic
0421162383

\$841,000

Recently renovated and upgraded to contemporary standards, is this tidy home/office and recently constructed shed/workshop, all nestled on a large traditional allotment of approximately 702m² with a desirable 16.46m frontage. Lenient HIN (Home Industry) zoning allows for both residential and commercial use, hence providing an appealing opportunity for both homebuyers, investors and businesses. The home/office features 4 main rooms plus amenities. Sleek floating floors, crisp and neutral tones, high ceilings and ornate cornices combine to offer a stylish and comfortable living/workspace. A handy kitchenette will cater for the day-to-day facilities of the working office, or upgrade further for potential tenants/home buyers. A modern renovated bathroom offers wide shower alcove and vanity, under bench washing machine space and crisp modern cabinetry. The recently constructed shed/workshop features a high span clearance of 4.4m - 4.73m and offers approximately 200m² of hard stand storage or workshop space, enhanced by LED downlights. A roller door 3.41m wide and 3.45m high allows easy vehicle entry, plus there is pedestrian door access for customers and daily use. The allotment is fully landscaped and offers hard stand driveway and turnaround area of approximately 75m². An automatic sliding gate and 1.6m spear-top fencing to the street will ensure your peace of mind when you're at work, home or away. A rare and appealing opportunity that will appeal to home buyers looking to run a small business, investors wishing to lease out on a commercial basis or businesses who desire a stand-alone home base. Briefly: * Renovated home/office with large modern shed/workshop * Fully landscaped 702m allotment with 16.46m frontage * Office/home features 4 main rooms plus amenities * Sleek floating floors, crisp and neutral tones, high ceilings and ornate cornices * Handy kitchenette with sink and stove * Modern bathroom offers wide shower alcove and vanity, under bench washing machine space and crisp modern cabinetry * Shed/workshop of approximately 200m² * High span clearance of 4.4m - 4.73m * Roller door access 3.41m wide - 3.45m high * LED downlights and pedestrian access door * Hard stand driveway/parking/turnaround area of approximately 200m² * Automatic sliding gate to the street * 3 phase power connection to the property * 1.6 m spear-top fencing to the street A great location nestled within a mixture of commercial and residential buildings, close to South Road and Grand Junction Road, providing easy access to the Northern Expressway. Port Adelaide is only 5km down the road while the city is 7km away. Local primary schools include Woodville Gardens, Pennington, Challa Gardens, Blair Athol North and Alberton Primary. The zoned high school is Roma Mitchell Secondary College. Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | PORT ADELAIDE ENFIELD Zone | HIN - Home Industry \\ Land | 702sqm (Approx.) House | 270sqm (Approx.) Built | 1950 Council Rates | \$1033 pa Water | \$159 pq ESL | \$177 pa