

59 Talbot Road, Waterloo Corner, SA 5110



Sold House

Friday, 1 September 2023

59 Talbot Road, Waterloo Corner, SA 5110

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Krish Gajera
0425132642



Bensil Mohamed
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\$1,060,000

Property Description: Embrace a once-in-a-lifetime opportunity on a sprawling 20,233m² (Approx) corner allotment at 59 Talbot Rd, Waterloo Corner. This extraordinary property boasts a distinct blend of a 4-bedroom, 2-bathroom house, a substantial commercial shed, and a valuable bore water license that unlocks diverse possibilities. NOTE: SALE IS BY WAY OF AUCTION TO BE HELD AT THE PROPERTY ON SUNDAY THE 24TH OF SEPTEMBER AT 11.30 am SHARP (U.S.P). REGISTRATION FROM 11am So get your finances approved and come ready to make this house your next home. This Rare offering suitable for small scale business including Agriculture, Brewery, Cidery, Distillery, Horse keeping, Horticulture Industry, Low intensity animal husbandry, Shop, Small-scale ground mounted solar power facility, Tourist accommodation, Transport distribution, Warehouse, Winery, Workers' accommodation etc (Obviously subject to council consent) Property Highlights:- Unparalleled Potential: A remarkable offering with a 4BR, 2 Bathroom house, massive shed, and rare bore water license.- Multipurpose Space: Experience boundless potential for living, business, and rentals.- Optimal Returns: Capitalize on a rental appraisal of \$750/week (house, shed, farm) for lucrative returns.- Endless Entrepreneurship: Tailor the space for agriculture, brewery, cidery, distillery, and more.- Strategic Zoning: Zoned Rural Horticulture, perfect for diverse ventures.- Acreage Advantage: Extensive backyard space for creative pursuits and business ventures.- Notable Features: Bore license of 1.6 Million Gallon water and sprinkler system for farming.- Ample Accommodation: Four sizable bedrooms, generous storage, and two bathrooms.- Entertainment Hub: Enjoy a spacious verandah, cool room, and expansive concreted storage shed. Exceptional Location & Features: Nestled in the esteemed suburb of Waterloo Corner, this meticulously maintained 1970-built home offers vast space and a versatile layout. Whether you're looking to live, invest, or operate a business, this property presents a canvas of opportunities. Key Features:- Corner Allotment: Positioned on a corner allotment, maximizing accessibility and usage.- Valuable Bore Water License: Secure a significant bore water license of 1.6 Million Gallon for your endeavors.- Sprinkler System: Equipped with a sprinkler setup, perfect for starting your farming journey.- Total 4 Sizable Bedrooms: Spacious bedrooms ensure comfortable living for the family.- Storage & Amenities: Experience generous storage, 2 bathrooms, and a substantial verandah.- Cool Room & Shed: Benefit from a cool room and a vast concreted storage shed.- Vendor-Friendly Terms: Vendor accepts a 5% deposit and 45-60 days settlement for added convenience. Auction Details & Transparency: Mark your calendar for Sunday, 24th September, and be part of the auction event. Bidders' registration commences at 11 AM, followed by the auction at 11:30 AM. The vendor's statement (Form-1) will be available online (Under Statement of information) for at least 3 consecutive business days before the auction. Additional Information: Year built: 1970 Land size: 20,233m² (Approx) Dwelling size: 377m² (Approx) (Including Verandah and Carport) Council Rate: \$1,900/Annually (Approx) Water rate (Bore License fee): \$250/Quarter (Approx) Emergency levy: \$200/Year (Approx) Bore water: 1.6 Million Gallon permit Explore this unique offering, where possibilities are as vast as the land itself. To submit an offer or learn more, visit link. For inquiries and further details, reach out to Krish Gajera at 0425 132 642 and Bensil Mohamed at 0434 909 365. We're excited to help you seize this rare opportunity.*** Note refer to Statement of Information/Agent Guide for Form 1RLA 300 185/ RLA 313008 Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify and ensure the accuracy of the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their investigation