

**7-9 Nottingham Street, Kapunda, SA 5373**

**CENTURY 21**

**Sold House**

Monday, 14 August 2023

7-9 Nottingham Street, Kapunda, SA 5373

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 929 m2**

**Type: House**



CJ Setlhong

## Contact agent

7-9 Nottingham Street, Kapunda. The opportunities are endless on this character home. Zoned Light industrial and residential, with excess land to the right of the home, let your imagination run wild. With Two Titles, opportunities to build to the right and really capitalize on this investment come residential home, it's a must to inspect. This 1870 renovated freestone just home oozes charm. The appeal is evident upon arrival, with stunning steel security grills, bullnose verandah, iron roofing and fencing. Upon entering the home you will see the gorgeous exposed stone-featured wall, timber-look ceilings, stunning new timber flooring throughout with a gorgeous fireplace in lounge room. With a mix of original and contemporary features, you will feel a sense of cosiness the moment you step inside. This property offers a spacious open plan family room, dining/and kitchen; featuring a new dishwasher & a split system air conditioner. This will become the heart of your new home where you will feel comfortable in the space to enjoy the views of the outside with an abundance of sun and natural light filtering through the big windows & sliding door. Also featured are three bedrooms, new carpets, ceiling fans with light, exposed stone feature walls. The main bedroom is of grand proportion, offering a workable fireplace, plenty of room timber flooring and an entrance from the front. That bathroom! This is a bathroom, so spacious and newly renovated. Modern, crisp. Offering a large shower, and bath, stylish taps, vanity, mirror, w/c and even more appealing, dual shower heads and heated towel rail. You'll also have the convenience of an internal Laundry in the bathroom. Let's look outside. A return verandah, small shed, and land, land, land. As this is zoned light industrial and residential, this gorgeous home that used to be two marionettes' and can easily be returned to same, providing two rentals or keep one and sell one. Then there is the opportunity of leaving it in its glory, residing in half, adding a pool, more garaging or starting your new business, such as hairdressing, accounting, massage. STCA. Plus don't forget it's on two titles Lot 6 & Lot 5, so plenty of opportunities to continue from there. Opportunities like this don't happen very often, and with a price guide of offers over \$449,000.00.. it won't last long!! Contact us for more information and I look forward to showing you through. While every endeavour has been made to verify the correct details in this publication, neither the Agent nor the Vendor accepts liability for any errors or omissions. RLA 293324 realestatebarossa, barossarealestate, century 21 Barossa, real estate nuriootpa, century 21, realestate, 21century real estate, 21st century