

130 Tapleys Hill Road, Royal Park, SA 5014



House For Sale

Saturday, 27 April 2024

130 Tapleys Hill Road, Royal Park, SA 5014

Bedrooms: 2

Bathrooms: 1

Area: 355 m2

Type: House



Rocco Monteleone
0433677600



Rick Schultz
0468616740

AUCTION ON SITE!

Rocco Monteleone and Rick Schultz from Ray White Port Adelaide/ Largs Bay, are thrilled to introduce an unparalleled opportunity to the market. Experience the best of both worlds with this exceptional property featuring a thriving gnocchi business in the commercial space and a comfortable residence at the rear. Boasting a wide storefront with ample space and prime visibility on the main road, this property offers endless potential. Step inside the spacious store, complete with a built-in cool room and versatile dining area for customers, then venture into the fully equipped residence at the rear of the building. The residence features a spacious kitchen with abundant storage, a cosy lounge room, two bedrooms, and a charming verandah leading to the backyard. Don't miss out on this extraordinary chance to own a business and residence combined. KEY FEATURES: - Dynamic commercial & residential pairing- Storefront equipped with stainless steel appliances, generous space & a convenient gas cooktop- Expansive home kitchen featuring an induction stove- 2 versatile bedrooms - Washroom with a separate toilet- Integrated cool room- Ducted reverse cycle air conditioning throughout the residential area- Prime location offering exceptional visibility- 69 solar panels The sought-after suburb of Royal Park further adds to the allure of this commercial/residential duo, with its convenient access to some of Adelaide's most cherished beaches, including Henley Beach, Grange and Semaphore. Additionally, it provides swift access to the dynamic Port Adelaide, celebrated for its diverse range of excellent dining options, bustling bars and seasonal attractions suitable for families of all ages. To place an offer on this property, please complete this Letter of Offer form

<https://forms.gle/2P3oovTaZZ7VdYjS6>Disclaimer: Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection****The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."