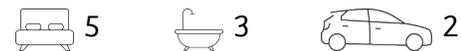




Potential Plus



48 Wavell Road, Port Lincoln

Sold for \$230,000 (Aug 17, 2020)

Here is your chance to grab a huge home with plenty of potential to do up, renovate, build, and have a multiple income investment. Two titles, Lots of options!

If you're looking for a street to street property to subdivide and develop, half the job is already done for you!

48 Wavell Road was a street to street allotment but has been subdivided to offer two allotments. The front block (48 Wavell Road) offers a huge timber framed home with attached self contained studio.

The back block, known as 45 Cardiff Road, consists of a house pad with plumbing & retaining done, plus a garage with toilet, pit & 1.9kw solar panel system.

Don't be mistaken, there's a lot of work to be done here but the potential is there for a great return on investment.

You could build on the back block (house plans & steel frame available) and rent it out, rent the house & the studio (multiple investments)

You could live in the house while you build the home on the back block.

Property ID:	L448581
Property Type:	House
Garages:	2
Land Area:	2140.0 sqm

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You could rent out the studio, the house & build to rent

You could merge the assessments and keep the property as a big street to street property and love the space inside & out.

The choice is yours!

The house consists of a huge living room, 4 big bedrooms with built in robes, a dine in kitchen, 2 bathrooms (1 to be completed) plus a 2nd toilet and external laundry.

The attached self contained apartment has it's own entrance, mezzanine bedroom with amazing views, living area, kitchen, and combined bathroom/laundry. Great for the teenagers, or even a work from home space.

The block at 45 Cardiff Road includes the shed with solar panels, pit & toilet. The house pad with some plumbing and retaining walls is on it's own title with water connected.

Vendor is keen to sell and all offers will be considered.

48 Wavell Road = 1070sqm

45 Cardiff Road = 1070 sqm

Option to buy one or both – the vendor would prefer to sell both allotments together.