

Sold



7 Federation Rd, Port Pirie



## RESTORE OR REDEVELOPE

Held on one title comprising two allotments totalling approximately 1,585m<sup>2</sup>, this Port Pirie West property presents a project opportunity for builders, developers or experienced renovators.

The dwelling has had some renovations completed, however extensive further works are required to make the home sound. The property is offered strictly on an "as is" basis.

Recent improvements include a new power connection and road base installed across the majority of the vacant land, providing practical value for future use.

The appeal lies primarily in the land holding and improvement potential, with options including completing a major renovation or removing the existing dwelling and reworking the site (subject to usual approvals).

Conveniently located close to shopping facilities, hospital, hotels and the Port Pirie CBD.

Key Points:

 3  1  4  1,564m<sup>2</sup>

**Price** SOLD for \$115,000

**Property Type** Residential

**Property ID** 12047

**Land Area** 1,564 m<sup>2</sup>

### Agent Details

Lee Jackson - 0427 440 954

### Office Details

Port Pirie

90 Florence Street Port Pirie, SA,  
5540 Australia

08 8633 4555

**WARDLE**  
Co.  
Real Estate

- One title with two allotments
- Approx. 1,585m<sup>2</sup> total land area
- New power connection completed
- Road base to most of vacant land
- Partial renovations completed
- Significant further works required
- Walk-in, walk-out – sold as is
- Subject to HIA Notice

surrounded by neat and well kept homes, this straightforward, high-risk opportunity is suited to experienced buyers.

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.