



Queenstown, 63 Old Port Road

Sold by Kay Morris & Luke Mitchell

3 1 2

Auction Location: on site

Looking for a great location, a great size allotment and a home that's great to live in now but with the potential to extend in the future with that sought after north facing rear? Then this home will tick the boxes! Or, it could be a possible development site (STPC)

Featuring the character of the sandstone fronted Bungalow, it offers the perfect canvas to renovate, extend or start fresh with a development on approximately 918m² of land in this sought after location.

A wide entrance hall welcomes you to a large separate lounge area comforted by a split system unit, 3 generous sized bedrooms, dining room that leads to the rear sunroom and galley-style kitchen which soaks in the afternoon sun. A vine covered verandah looks out onto the large rear yard, a play area for the young ones or, the furry family members to run



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
\$780,000

View
ljhooker.com.au/2BYAFDZ

Contact
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Luke Mitchell
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luke.mitchell@ljhadelaidemetro.com.au

LJ Hooker St Peters
(08) 8362 8008

free.

The original laundry is separate to the main home. It also has a toilet, perfect when entertaining or working in the garden!

The driveway gate offers security for children, furry friends and parking. This leads to a double width garage for up to 2 cars, and yes, it is both concreted and has power connected. Parking spaces won't be an issue here with ample space at the front of the property for visiting guests.

The outlook from the home to the park like canal area, creates a fabulous feeling of space and quiet.

This an incredible opportunity for a family to buy a character home that will come alive with some renovation magic.

Currently rented until November 2024

What makes this home special:

Great family home or first home buy

Development opportunity (STPC)

Large 918m2 approx. allotment with 15.2m frontage

North-facing rear

Character features

3 generous size bedrooms

High ceilings

Large separate lounge with split system A/C

Separate dining area

Large concrete floored double width garage with power connected

Laundry with second toilet

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

**** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.**

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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(08) 8362 8008

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More About this Property

Property ID	2BYAFDZ
Property Type	House
Including	Toilets (2)

Kay Morris 0411 181 249

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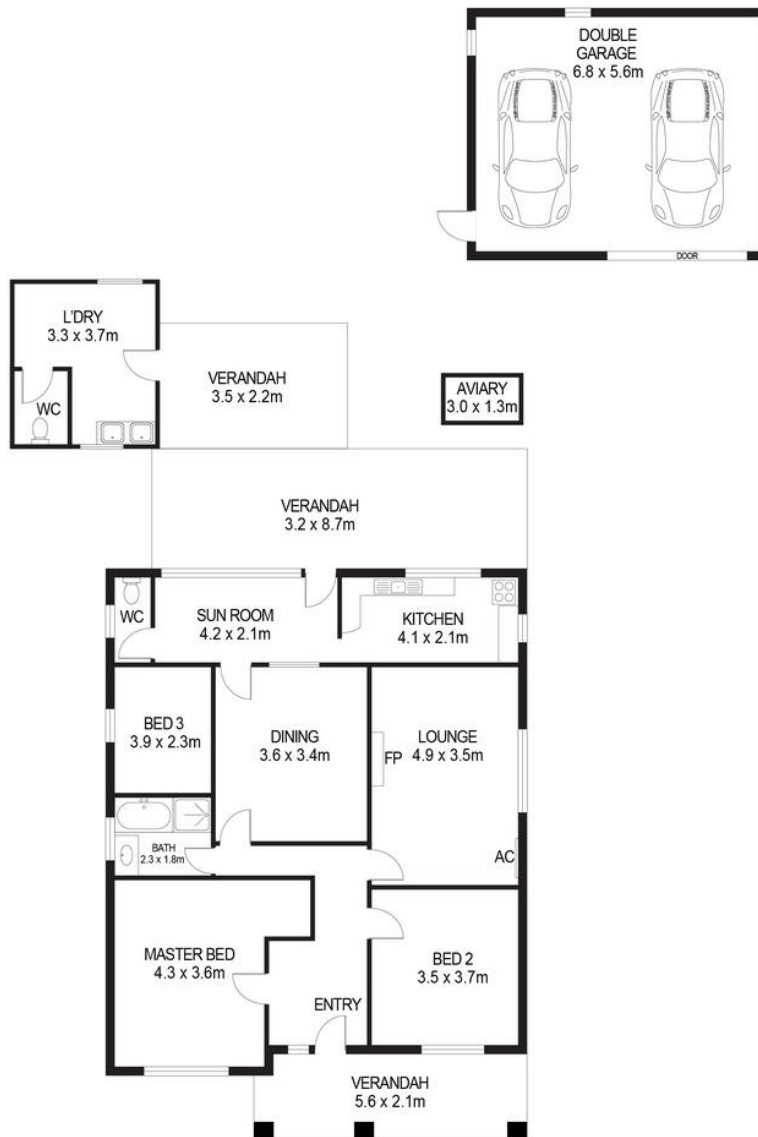
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63 OLD PORT ROAD, QUEENSTOWN

APPROXIMATE DIMENSIONS	
LIVING:	108.4m ²
DOUBLE GARAGE:	38.1m ²
VERANDAH/CAGE:	51.2m ²
TOTAL:	197.7m ²

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.



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