



For Sale

1161.0m<sup>2</sup>

## Versatile Commercial & Residential Opportunity on

An exceptional opportunity to secure a versatile commercial and residential property, comprising commercial premises and a charming three-bedroom, one-bathroom residence on one allotment of approximately 1,161m<sup>2</sup>, held on one title with no easements.

Zoned Employment, the property offers an appealing combination of business, residential and investment potential. The commercial premises enjoy prominent exposure and convenient access from Victoria Parade (highway), while the residence is privately positioned with its own frontage to Tottenham Road.

COMMERCIAL PREMISES – 52 VICTORIA PARADE:

The commercial component offers a highly versatile

### PRICE

\$699,000, + GST on commercial part (if applicable)

### ADDRESS

52 Victoria Parade and 23 Tottenham Road, Port Augusta, SA 5700

### AGENTS

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