



## The Next Step for Your Business & Lifestyle

Industrial/Warehouse

16 Walden Street, Tanunda, SA 5352

**Floor Area:** 347 m<sup>2</sup>

**Land Area:** 0.41ha (1.01 acres)  
(approx)

### Property Description

- **House: 4 bdrm, 2 bthrm, - 215.85 sqm**

Register your interest today in this rare offering of both quality family residence & industrial workshop site situated on over an acre (approx 4076sqm) in central Tanunda. This property combination offers fantastic investment possibilities in both its residential & commercial leasing options or may be the property you have long searched for to grant you freedom, convenience & a lifestyle of modern comfort, situated right beside your own business base.

Zoned 'Light Industry' & coupled with the sheer size of land & remaining open space that exists here, there is great opportunity to add value & further diversify this property. In time, erect additional shedding (Subject To Council Consent) to facilitate the growth of your own business or create multiple sub-leasing options that will allow you to grow your income stream. The possibility of a 'Community Title' subdivision (Subject To Council Consent) may allow you the security of being able to cash in on a portion of the property in the future should you need to.

Built in 2001, the residence comprises of four large bedrooms, two bathrooms & three living zones. A lovely big kitchen with stainless steel appliances and walk-in pantry is located centrally & sliding glass opens the tiled casual living domain to the undercover entertaining area. The home has under floor



**David Braunack**

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Homburg Real Estate - Tanunda  
(RLA 219152)  
88 Murray Street, Tanunda SA 5352

**For Sale**

**\$745,000**

For Sale

### Additional Details

**Building**

Whole

**Tenure Type**

Tenanted  
Investment

**Zoning**

Light Industry