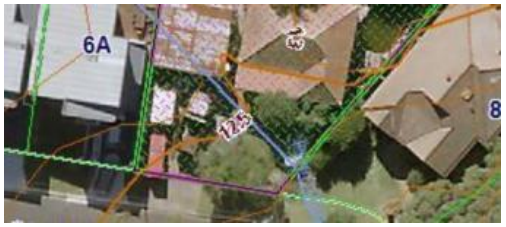



## 7 Samoa Ave, Picnic Point










# Great result for a difficult lot!

A difficult lot with an easement to contend with did not stop people from competing for this property.

A deceased estate has brought this property to the market for the first time in almost 60 years.

A dilapidated chronic hoarder's home is surely ready to be bulldozed. Don't even bother looking inside as you will knock it down completely & begin again. In fact, no inspections are programmed due to public safety concerns.

The old saying is: "Buy the worst home on the best street" & this property is located almost at the end of a cul de sac. The 'cream will rise to the top' when you build your dream here.

556 sq mtrs with a 15.24mtr frontage

There is a drainage easement to contend with; however we recommend that you rely upon your own enquiries in this regard.

7 Samoa Avenue, Picnic Point

AUCTION On Site **SUNDAY** 28th March, 2021 @ 1.30pm

Contact: Mark Sawyer 0408 656 126 or mark@aliverealty.com.au

The seller reserves the right to bring forward the auction/sale and any interested parties would be advised accordingly . Please be aware that webpage enquiries require a contact number and email address. Enquiries that do not have this information may not receive a response. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations..."

Note: In lieu of the current COVID-19 (Corona Virus) crisis; rest assured that we will be working in accordance with the advice and guidance of the Government. We are committed to operating within these new restrictions. We remain focused on the health and safety of the public, staff and local communities and responding to the situation as it evolves daily. Social distancing will be required to be maintained at all inspections with no physical contact. Hand sanitiser will be available on site. Note well:

3 1 4 556m2

| | |
|---|---|
| **Price** | SOLD for $922,000 |
| **Property Type** | Residential |
| **Property ID** | 82 |
| **Land Area** | 556 m2 |

### Agent Details

Michelle Murray
michelle@aliverealty.com.au
0403 195 465

### Office Details

Alive Realty
0403 195 465

ALIVE REALTY
Connecting people, homes and possibilities

1. Those who are feeling unwell may not enter the home.
2. Those who have been overseas or in close contact with a confirmed case of COVID-19 in the last 14 days may not attend the home.
3. If an attendee has been diagnosed with COVID-19 within 14 days of attending the home they must contact the Sales Agent immediately.
4. We are discouraging physical contact, so please refrain from doing so.
5. You will need to provide your details at the inspection & for our register so that you may be contacted if needed.
6. Documents pertaining to this property, such as contracts and brochures may not be on display but provided by email.

*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.*