

12 Edward Street, Tarpeena, SA 5277



Other For Sale

Wednesday, 6 December 2023

12 Edward Street, Tarpeena, SA 5277

Bedrooms: 7

Bathrooms: 3

Parkings: 4

Type: Other



Tahlia Gabrielli



Leearna Roberts
0417919330

Expressions of Interest by 12pm 12th January 2023

EXPRESSIONS OF INTEREST BY 12PM 12TH JANUARY 2023 (UNLESS SOLD PRIOR) Ray White Mt Gambier is pleased to present this unique listing at 12 Edward Street, Tarpeena. A formal foundation of community assets. The Tarpeena Primary School is located off the Riddoch Highway, in the heart of the township. It holds historical significance for the community, with many residents being past pupils or staff of the school. The possibilities are endless to transform this landmark into a corporate conferencing hub, new office space, restaurant or accommodation facility. Features and opportunities: One of the most impressive benefits of this listing is the versatility with 4 separate titles and unlimited opportunities that await. It offers a 7,650.0 KL water license to a perfectly maintained electrical system that simply needs reconnection. The buildings have fire alarms and a security system. Tarpeena has recently experienced growth with the \$150-million expansion of the Timberlink mill, creating job opportunities and town expansion, attracting new families to the region. This investment has re-invigorated the town and grown its potential as a hub for other industries and visitors. What's included: The school comprises multiple buildings and outdoor play areas - facilities include: Two stand-alone weatherboard classrooms connected by a paved courtyard. A recently constructed three-bay shed consisting of a dual roller door shed with doors at the front and the rear, connected to a large single bay shed with a roller door at the front. A large classroom with covered patio entry on either side, an office, a storage room with built-in lockers, and student and adult toilets. A large brick building that accommodates the main entrance, a large reception area with a built-in office desk and storage, a lot with a painted mural, and staff areas. It has four spacious classrooms - all with multiple ceiling fans, phone systems and connected storage rooms. This part of the school also features two offices (one with external entry), a staff room, and a large kitchenette with a floor-to-ceiling accordion door and facilities including cupboards, a sink and a stand-alone electric oven and cooktop. There is a small bathroom adjacent to the kitchen that has a toilet, a basin vanity with a mirror, and a large shower recess with a plumbed shower. The original flagpole stands outside this building - welcoming all who walk through its doors. Outdoor play areas include a synthetic basketball/netball/tennis court that sits centrally to all classrooms, a tree-lined perimeter encompassing a quality playground along the Waring Street side, and a large, superbly maintained oval with football posts at the rear. Other grassed areas surround the buildings and bring the property together. The school is located directly across from the Tarpeena Memorial Park, which has an oval, tennis courts, a skatepark and a playground. This could be significantly beneficial for a purchaser looking to utilise the property for events. School or associations would benefit from a privately owned educational facility, and this is an ideal location for connecting on the Limestone Coast. Mount Gambier, famous for its Blue Lake and internationally renowned Generations in Jazz Festival, is just 23km drive with many historical landmarks nearby. The Glenelg River is accessible in just 40 minutes, and the Penola and Coonawarra regions are within 50km. Visitors could take advantage of the proximity to diving at the local sinkholes, rowing, sailing, and fishing locations - the region has some of the world's most famous diving ponds, sinkholes and caves. A thriving wine industry flourishes throughout the Limestone Coast - opening this facility to potential projects associated with viticulture. History: The Tarpeena Primary School was opened in 1905 and thrived during the 40s and 50s when over 100 students were enrolled. The school closed in 2011 with dwindling attendance, as more residents relocated or began working out of town. Since then, with the millions of investments into the town timber industry, this landmark awaits an investor with a vision to utilise the space to its potential. This listing would suit a plethora of potential development ideas and investors - so let's talk. Contact Tahlia and the team at Ray White Mount Gambier to learn more about this unique purchase opportunity. RLA - 291953 Additional Property Information: Land Size: 2.6 acres Council Rates: Approx. \$486 p/q