

14 Arthur St, Penola, SA 5277

House For Sale

Tuesday, 7 May 2024



14 Arthur St, Penola, SA 5277

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 1020 m2

Type: House



Karly Honner
0887372695



Mark De Garis
0887372695

EOI closing Fri 21st June, 4pm (USP)

TDC Livestock and Property are proud to offer Merlot Verdelho to market; two adjoining architecturally designed three bedroom, two bathroom townhouses on one 1020m² title, accommodating up to twelve people. The LocationThe location is simply unbeatable. Diagonally situated across from the Penola Park and Swimming Pool, across the road from one of two fantastic local Hotels, and mere metres walk to all other Penola cafes, restaurants, retail outlets and amenities. Penola is the gateway to South Australia's famous Coonawarra wine region and a must-visit tourist destination. This idyllic, character filled township has so much to offer; wineries & cellar doors, cafes, fine dining, art galleries and it's own heritage listed lane. Experience Penola's vibrant, supportive community and easily access the stunning coastal towns like Robe (only 1 hour away) and other city centres with Mt Gambier airport only a 30 minute drive away. The TownhousesThe Townhouses offer two identical mirror image residences only distinguishable by their unique maroon (Merlot) and light green (Verdelho) influence. Their unique love-heart shape design and bespoke fitout is truly one of a kind. Upon entry you'll be greeted by the striking high ceilings providing the ultimate 'wow' factor. The fully self-contained kitchen and open plan living are spacious and filled with natural light, offering the perfect, modern entertaining or relaxation space. This area seamlessly transitions to an external private entertaining courtyard area with BBQ, lawn & tranquil garden. The master bedroom is situated on a unique mezzanine level featuring a king size bed, private ensuite featuring a double rainfall shower, large walk-in robe and study nook. On the ground floor are two private bedrooms, the first with a Queen size bed and the second with a King. A huge second sparkling bathroom is offered on the lower level which is adorned with an indulgent freestanding spa bath, double basins and a double shower. Each Townhouse also offers a laundry with storage cupboards. The building also offers the opportunity for future permanent rental or to be the new address of your dream home. The BusinessThe townhouses currently operate as 'Merlot Verdelho Townhouses'; luxurious, indulgent accommodation in the heart of the Penola/Coonawarra wine region. The business is showing extremely promising returns, through high occupancy, return visitors and great local tourism relationships. The unique design of the townhouses offers guaranteed popularity as it is one of very few accommodation offerings in Penola available to accommodate groups of up to 12. Similarly, the building design and rate structure ensures townhouses can be booked independent of each other and for as little as one person. "For several years, Coonawarra Experiences has arranged accommodation for our visiting clients at the Merlot & Verdelho Residences, and we've consistently been impressed by the excellent service and top-notch quality of the property. Our clients consistently report that the residences are modern, impeccably clean, and significantly enhance their experience in the region. Additionally, the prime location in the heart of the Penola township is a major drawcard, allowing guests convenient access to services, cafes, and evening dining without the need for transportation." Simon and Kerry Meares, Coonawarra ExperiencesThe current Vendors are looking to retire, and can offer favourable hand-over terms allowing for smooth business transition. Future bookings have been secured. All figures are available. Walk in walk out opportunity on offer. There's more to love:-Two rainwater tanks-Ducted heating and cooling-Secure fencing-Electric and gas hot water-Ample off street car parking for at least 6 cars-Keypad entry-Established, low maintenance gardenMerlot Verdelho is offered by Expressions of Interest closing 21st June, 2024 at 4pm (unless sold prior) Don't miss this opportunity to own this truly unique Real Estate and Tourism asset in the heart of thriving Penola. Contact Karly Honner 0438 339 729 or Mark De Garis 0428 372 124 to arrange a private inspection. Open inspections: Friday 10th May, 5pm and Sunday 12th May, 10am Property Code: 930