

**2/3 Rankine Street, Strathalbyn, SA 5255**

**Raine&Horne.**

**Sold House**

Tuesday, 12 December 2023

2/3 Rankine Street, Strathalbyn, SA 5255

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1440 m2**

**Type: House**



Nick Grosvenor  
0885363830



Brendan Saunders  
0400856500

## Contact agent

Best offer by Friday 1/12 at 12 noon (unless sold prior)Property highlights:- Suit Owner Occupiers and Investors- Generous 1440m<sup>2</sup>\* near flat site in the heart of Strathalbyn's shopping & tourist precinct- Unique dual tenancy opportunity (both residential & commercial)- Currently utilised as a residence at the rear of the property with commercial site at the front of the allotment (formerly Ambulance station)- 205m<sup>2</sup>\* Commercial building with 98m<sup>2</sup> of Residential living space- 2-bedroom, 1 bathroom home with open plan kitchen / dining / lounge and entertaining space- Large balance of land with substantial shedding and array of fixed improvements- Majority of the site is sealed- Fantastic high visibility location just minutes' walk from the main street - Potential for an array of commercial ventures (subject to necessary consents)- Zoned- Township Main Street\*Strathalbyn is located around 55km from the Adelaide CBD, 35km from the South Coast and a mere 45km from the Rural city of Murray Bridge.The current population for Strathalbyn is 6,447, and is forecast to grow to 8,356 by 2041. Of the employed people in Strathalbyn (SA), the most common responses for industry of employment included Aged Care Residential Services 4.2%, Supermarket and Grocery Stores 3.4%, Hospitals (3.0%, Other Social Assistance Services 2.5% and Cafes and Restaurants 2.5%. The vibrant township is certainly a town on the move with significant investment coming from various retail, industry, educational and medical entities. The residential development sector is just as strong with some 208 dwellings being built in the township in the last 12 months (No.5 ranking for townships through South Australia- source The Advertiser). A further 1000 residential allotments are forecast to be created over the next 10 yearsRecently the township has undertaken a \$7.7m revitalisation project which has bolstered the already strong appeal of Strathalbyn.Strathalbyn has long been regarded as the business hub for surrounding towns and is the gateway to the Fleurieu Peninsula, all roads lead to one of South Australia's prettiest towns, Strathalbyn.\*ApproximateAll information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any