

**26 Gunn Street, Eudunda, SA 5374**

**CENTURY 21**

**Studio For Sale**

Friday, 1 December 2023

26 Gunn Street, Eudunda, SA 5374

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Studio**



Kel Palin

0412809397

**\$199,000**

Let's start with land, nearly 1700m<sup>2</sup> in total. Then let's get your imagination flowing and hands dirty. Internally, so funky, this previously known Butcher Shop offers "two shops" to renovate and separately, lease out but wait. Or swap to residential and create a 1 bed, dining, kitchen, WIR massive lounge, dining / section off to create 3 further bedrooms with 9.3m x 4.3m plus there is a sleepout, two cool rooms or WIR, Pantry what ever you desire (STCA) The whole property being renovated and turned into residential (STCA) But then there's build at the back (STCA), as well, look at that land. Ok there's one more, Cafe/ Restaurant alfresco outside dining, palms, wedding ceremonies, inside dining, I mean Eudunda needs this. If I have given you a load of ideas, we are on the same page. I love this place, and what it can be turned into. Eudunda has grown extensively over the past year with sales, sales, sales, everywhere increasing the price of the area dramatically, yet here we are, giving you so many options for offers over \$199k. Recently I sold some land, that the house needed major work on, he's now turning into his dream home. This is not for the faint hearted, astute buyers will see what can be created and if you are happy with getting this approved for the change to residential that exists on the street, where can you buy your do-or-up-a for this price. Then build later, extend, add on, pergolas, garages as you wish. But I kind of like the idea of Cafe and business in this thriving township too. What you see is what you get, what you pay is priceless, for something like this. The old smoke house, bird aviary, small shed, rainwater tank, driveway to rear, sleepout is also a bonus to work with. Listed Commercial, shops, butcher at present. Call me today or send me an email, to go through.