

2A Cadell Street, Goolwa, SA 5214



Sold House

Wednesday, 5 June 2024

2A Cadell Street, Goolwa, SA 5214

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 299 m2

Type: House



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Contact agent

SOLD By Sylvie Clarke This is a once in a life time opportunity to own a piece of Goolwa history, where you can run your own business, reside and enjoy the lifestyle walking distance to all facilities or invest to include this remarkable property to your portfolio. The option is available to purchase the property with the 15 year old well established florist business (walk-in/walk-out including equipment & stock) with excellent reputation and regular customer base. This beautifully maintained c 1850 State Heritage listed two storey building has a prime location within the shopping precinct of the main street of the historic township of Goolwa. It combines a residence and a shop that is claimed to be the only 19th century bow-fronted building remaining in the Southern Hemisphere! The current owner has carefully upgraded the building, bringing it back with care close to its former glory when it was built for William Sumner to live and run his baker-grocer business over 160 years ago. The works faithfully preserved some great architectural features of the building including travertine limestone walls with brick quoins and window surrounds, and second floor French casement windows that open onto the cantilevered balcony. Some great features you will love: The ground floor shop frontage - Approx. 43sqm floor space on the ground floor with split system R/C Airconditioning, excellent full width window space and unique character bow-fronted design. It presents the opportunity to conduct a business in the main street of Goolwa and the list of business use options is wide and varied for the District Centre zoning, and include such enterprises as a retail shop, entertainment facility, restaurant, consulting rooms, etc. (STC). The Residence part of the building at back of shop front: living areas and bedrooms include high ceilings and polished floorboards throughout except for wet areas. Lounge area with high ceiling open fire place, French doors to side lane and character stair case providing access to upstairs rooms. The residential component of the building extends upstairs to include another large bedroom, living room both with French doors with access to balcony. Potential to add a bathroom (STCC). Downstairs Bed 1 and 2, with Bedroom 1 including built-in cupboards and could be multi-purpose use as a study or back office to shop. Open plan living area includes dining and kitchen with built-ins, island bench and butler's pantry. At the rear part of the residence is the laundry on one side and bathroom on the other that includes vanity, shower and bath plus separate toilet. The fully fenced backyard has three access points and the courtyard has secure carpark under the carport for two vehicles and you will also find a cool room and undercover entertainment area. Australia's first Cittaslow Town, Goolwa was once a thriving river port at the Southern Ocean end of the Murray River. Goolwa has many sandstone buildings dating back to the 1850s and is the only place in Australia where paddle steamers and steam trains met to carry produce inland for shipping overseas. It is the popular gateway to the Coorong National Park and the lakes system at the mouth of the Murray River. And favourite holiday destination and busy regional centre with art galleries, historical Goolwa Wharf, microbrewery, restaurants, cafes, sporting clubs, golf course, pubs, schools, shopping centre and other facilities. The town is within convenient access to Middleton and Port Elliot and approximately an hour drive to Adelaide Hills and CBD. For further information, please contact Sylvie Clarke on 0411 191 005. PLEASE NOTE:- Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.