

# 445 Old Coach Road, Aldinga, SA 5173

Professionals

## Sold House

Thursday, 1 February 2024

445 Old Coach Road, Aldinga, SA 5173

Bedrooms: 3

Bathrooms: 3

Parkings: 6

Area: 1 m2

Type: House



Robert van Gasteren  
1300001279

**\$1,200,000**

The iconic "Pepper Tree" is ready for new owners and provides a variety of opportunities for you to enjoy as is or value add and generate an income (STCC). Located on the fringe of the vibrant Aldinga township on an approximately 5 acre parcel of land offering a three bedroom home with ensuite and second living area, combustion heating, evaporative cooling and double length carport. The café building offers evaporative cooling with split system to the galley kitchen, extensive sound proofing, pizza oven, stage with lighting and sound equipment and seating for approximately 85 people. Outside there is an amenities block, two 6m x 6m garages, shade house, rotunda, wishing well and scenic gardens. Previously operated as a popular, multiple award winning live music venue on the weekends only, there is scope to expand trading hours to several days a week with your own café, function centre or perhaps a cellar door. Alternatively, the café could be leased separately to generate passive income while you enjoy the rural lifestyle. Whether you want to keep it all to yourself or share it with the public the possibilities are only limited by your imagination. Give Rob a call to discuss further or arrange a private viewing.