

**49 The Strand, Port Elliot, SA 5212**



**Sold House**

Monday, 27 May 2024

49 The Strand, Port Elliot, SA 5212

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 919 m2**

**Type: House**

**\$1,500,000**

Circa 1920, this historic bluestone dwelling is presented for sale providing a vast array of opportunities for its new owner. The historical charm of yesteryear fused with such a prominent position in the central shopping precinct of Port Elliot, is indeed a unique combination - an opportunity that only comes along once in a blue moon. Originally this property was the local butcher's shop with the shop front on one side, and private dwelling on the other. Over the years it has been occupied by a variety of establishments from a bookstore to clothing boutique to name but a few. The property falls under the Local Heritage Places of Port Elliot List and zoned "Township Main Street". The astute investor will have the ability to rent out dual shop fronts, restaurant, coffee shop, reside or holiday let are just a few examples of what this building could be used for. This premium location has astounding foot traffic and is open to such a range of choices - could the next chapter be part of your story? The building is now vacant and awaiting its next venture. There are 6 main rooms comprising 12 ft ceilings, timber floors, lead light doors and three original fireplaces. A combustion heater & split system air conditioner provide other heating and cooling options. The main front showroom has a lovely polished concrete floor, combining the old with the new - creating an ambience only a character building of this style can offer. The kitchen area is tiled and has the option to open up to the rear of the property as a servery/bar and also comprises a grease trap necessary for commercial cooking and catering for private events - subject of course to planning consent and council approvals. Just installed is a brand new front verandah brightening the facade of the building - ready for the next 100 years! The large allotment is 919m<sup>2</sup> in size and has a frontage of approximately 22m. There is a vast expanse of open lawn space along with a large double bay shed approx. 5x7m in size with access from the street front directly into the shed. The idyllic seaside town of Port Elliot is home to beautiful beaches and sandy shores such as Horseshoe Bay - offering some of South Australia's finest coastal, scenic & culinary experiences with amazing holiday homes and boutique accommodation. The town's high level of tourist activity ensures constant foot traffic throughout the year, making it the perfect location. For more detailed information on the property or to arrange a private inspection please contact Tania on 0407 970 916. Disclaimer - 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. Ray White Goolwa / Victor Harbor will not accept any responsibility should any details prove to be incomplete or incorrect. RLA298107