

# 51 & 53 Canning Street, Warwick, Qld 4370

## Sold Lifestyle

Friday, 6 October 2023

51 & 53 Canning Street, Warwick, Qld 4370

**Bedrooms: 8**

**Bathrooms: 6**

**Parkings: 12**

**Area: 2633 m2**

**Type: Lifestyle**



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**\$1,500,000**

Nestled on large, leafy and private blocks just \*650 metres from Warwick's main street are these two beautiful character homes currently run as council registered Short Term Accommodation. These homes are very well appointed including entertaining decks with bbq's and outdoor furniture, garages / carports and large backyards with potential for additional dwellings (subject to any council approvals). These homes are being offered as a package. Pitstop Lodge and Area 51 have been very successfully run as short term accommodation houses for the past 18 & 6 years. They can be run as stand alone business or you could live in one of the two houses or the cottage and continue to rent the others out. Currently there are forward bookings into 2023 and a substantial list of repeat customers. Warwick accommodation is generally fully booked on weekends due to regular local events including race meetings at Morgan Park. In addition, building activity and commercial projects including the Wind Farm construction west of Warwick have created a high demand for accommodation. Both properties are well maintained and meet current fire safety standards. Well located in walking distance to many amenities and Warwick's main street, yet in a peaceful location with a wide leafy street. Guests describe these properties as their "home away from home".

**Pitstop Lodge – 53 Canning Street, Warwick - 1,214 m<sup>2</sup>**: This very comfortable property has 3 bedrooms with queen beds and an enclosed verandah with 6 single beds, 2 bathrooms, 2 toilets, one separate. At the back of this home there is a huge deck overlooking the backyard for entertaining. Combined kitchen and dining area, modern with stainless steel appliances including 4 burner gas cooktop and dishwasher plus an abundance of storage cupboards and drawers. For comfortable living all year round there are 5 reverse cycle air-conditioners and a gas log fire heater in the lounge. Polished timber floors throughout is a charming feature. There is also a separate laundry and clothes line. Lovely established gardens and trees around home with a water tanks storing \*5,000 litres. Pitstop Lodge has a new roof, guttering and 6.6kW solar system installed in 2021. Pitstop Cottage has been recently renovated. There is adequate room for parking in the back yard including dedicated carport for the Cottage, the house catered for with 2 car lockup garage, 4 bay carport and attached single carport at front of house. The attached Cottage is separated from the house by the large deck and laundry, it has a queen bed and sofa bed in living room plus bathroom with separate toilet. This cute and cosy cottage has its own wood burning pot belly stove and reverse cycle air-conditioner. The lounge, dining area with kitchenette is open plan, light and bright. Current rates are \$690/night for the whole house; nightly rates for rooms start from \$130/night, \$150/night for cottage.

**Area 51 – 51 Canning Street, Warwick - 1,419 m<sup>2</sup>** This property is full of character features as well as being well appointed for comfort and entertaining. Featuring 2 ensuited bedrooms, 1 King and 1 Queen. There are 2 other queen bedrooms, 1 single bedroom and a family bathroom with separate toilet. From the moment you enter the light, bright, open plan kitchen, dining and lounge you feel instantly at home. For comfortable living all year round there are 2 reverse cycle air-conditioners and a wood burning fire. The kitchen features stainless steel appliances with 5 burner gas cooktop and dishwasher plus large walk-in pantry and plenty of cupboard and drawer storage. Beautiful polished timber floors throughout add charm and warmth to this home. Conveniently there is separate laundry within the home, large linen cupboards for storage and a large clothesline in the backyard. Area 51 was renovated 6 years ago with new wiring, plumbing, new roof on deck and rear section of house and insulation in the ceiling. Parking available in the 4 bay carport with lights and power. There is also a charming old shed with power which can be used for storage or converted. Beautiful established garden and trees with two water tanks storing a total of \*27,000 litres. Current accommodation rate is \$600/night. Other information :- \*80% occupancy rate. Financial statements available. - Full training can be provided by current owner/operator of 18 years. - Booking platform, website and direct booking client list included. - Can be purchased as is with all furniture, appliances and crockery - Linen not included, but linen service available. - Current cleaner happy to continue and a network of tradies who will attend on short notice. - Guest access is by coded keypad or coded key safe. # View videos and further information at [www.accommodationwarwickqld.com.au](http://www.accommodationwarwickqld.com.au) (Pitstop Place not included in this sale) Book your inspection now to view these fabulous properties !!! Warwick offers a diversity of eateries, choice from more than 18 cafes and restaurants, which are mostly located in the middle of the town, and high quality international cuisines including Korean Japanese, Chinese, Indian and Thai can accommodate gluten free, dairy free, sugar free, Vegans, and of course we have a fabulous smoke house and authentic country pubs and clubs for meat lovers. Dress up or dress down, do as you wish!

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to verify the information contained herein.\* denotes approximate measurements.