

# 53 Canning Street, Warwick, Qld 4370

ANDREAS<sup>®</sup>  
— REALTY —

## Sold Lifestyle

Thursday, 5 October 2023

53 Canning Street, Warwick, Qld 4370

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 7**

**Area: 1214 m2**

**Type: Lifestyle**



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**\$780,000**

Pitstop Lodge & Pitstop Cottage - Nestled on large, leafy and private block just \*650 metres from Warwick's main street is this beautiful country home and cottage currently run as council registered Short Term Accommodation. This property is well appointed for comfort and entertaining. Conveniently located in walking distance to many amenities and Warwick's main street, yet in a peaceful location with a wide leafy street. This property includes a very comfortable home with 3 Queen bedrooms and an enclosed verandah with 6 single beds, 2 bathrooms and 2 toilets. At the back of this home there is a huge deck overlooking the leafy backyard for entertaining. The attached Cottage is separated from the house by the large deck and laundry, it has a queen bedroom and lounge/sofa bed in living room plus bathroom with separate toilet. The house has a 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. 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. 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. This property would also be ideal for owner occupier requiring dual living or live in the house or the cottage and rent the other 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. This property is well maintained and meets current fire safety standards. Guests describe this property as their "home away from home". Other information: Current rates are \$690/night for the Pitstop Lodge (the house) and \$150/night for Pitstop Cottage. \*95% 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 this fabulous property !!! Disclaimer: COVID-19 Disclaimer: All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines. Advertising Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements. Current rates are \$690/night for the whole house; nightly rates for rooms start from \$130/night, \$150/night for cottage