

**9 Main Street, Point Pass, SA 5374**

**CENTURY 21**

**Sold House**

Wednesday, 11 October 2023

9 Main Street, Point Pass, SA 5374

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 3**

**Area: 6106 m2**

**Type: House**



Kel Palin

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## Contact agent

Historic "1871 built - Butter Factory" 6106m2 land!! over 1100m2 living, main road frontage, with two entries I can envisage residing in the main home, STCA an art gallery commissioned to offer the main front entrance or even a cafe, anything you can think of. Situated outside, is a quirky wc, with access to two bathrooms and multiple bed and breakfast bedrooms. You truly have to experience all this place has to offer and consider the advantages. Imagine, 6106m2 of luxurious land, fields, views, and quietness. Imagine, fully restored, every inch unique of this 1871-built home. This home features a spread of 8 bedrooms, 3 living areas, a master suite, an office, a dressing room, a dual en-suite, and bathrooms. Original wood floors, ornate fireplaces, period entry doors, limestone, slate. Own a bit of History. A once in a lifetime opportunity one can only dream of. And, "dreamy" is the word here. Let's talk about business. Previously run as a bed and breakfast, seize this opportunity, to reside and wake up in the Country on gorgeous land, with multiple rooms in your main home, whilst tending to up to possibly 12 guests at any time, as a B&B or another source of income. There may also be an opportunity to approach Council and utilize the Yoga room, as it has a front entrance, as an Art Gallery, or Shop separate from the home. Land, have a look around. Location... Perfect Price? So inviting. The 'Butter Factory' was built on the main street of Point Pass in 1871 and features a landmark rounded stone building that was a wheat and wool depot. From its beginnings as a residence and wine shop to a general store, it became the area's preeminent retail establishment. This is History. Situated on the main street of Point Pass, just 10 minutes from Eudunda, and 25 minutes from Kapunda, where there is a \$25 million tourist attraction designed to showcase Australian pastoral life and celebrate the richly historic township of Kapunda, will drive future tourism to the vicinity. Further improvements include:- A solar inverter system of 6.5kw. 3 Reverse-cycle cooling, and heating systems. All bedrooms offer conversion heating systems. Rainwater tanks: 3 behind chicken sheds, 67,000kl, 1 large rainwater tank with 150,000kl Mains water connected. Grey water recycling sewage system, (\$90 per quarter serviced) Gas LPG for kitchen sink, stove, laundry Electric water heaters for bathrooms, one serves two bathrooms and is on the night tariff, the other is one bathroom and can be turned off The kitchen stove is gas top and the electric oven 2 Cellars Expansive Chicken Coops Field views 90 degrees Council award-winning Gardens - Consider opening to the public once a year Vegetable gardens Add some more fruit trees New wood fireplace in the main lounge 6.5K Solar system average \$80 a month Rates \$346.20 per quarter Water supply \$70 per quarter As shown on the news <https://www.news.com.au/finance/real-estate/adelaide-sa/historic-butter-factory-is-now-an-eight-bedroom-spread/news-story/8e8e9398995f325b1f67195f8b62e46d> While every endeavour has been made to verify the correct details in this publication, neither the Agent nor the Vendor accepts liability for any errors or omissions. RLA 293324 realestatebarossa, barossarealestate, century 21 Barossa, real estate nuriootpa, century 21, realestate, 21century real estate, 21st century