

**1 Mary Road, Coonawarra, SA, 5263**



**House For Sale**

Friday, 30 August 2024

1 Mary Road, Coonawarra, SA, 5263

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Alistair Coonan

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## Unique Accommodation & Lifestyle Opportunity

Nestled amongst the Coonawarra vineyards in the heart of the Limestone Coast, 1 & 3 Mary Road offers an incredible and unique opportunity to own three separate dwellings known as the "Coonawarra Cottages" - early 19th century buildings with a history of their own, now operated as short stay accommodation offering a cozy getaway for travellers, locals and wine enthusiasts eager to explore the region. With the popular Ottelia restaurant right at your front door, more than 25 cellar doors and wineries to discover within a short walk, ride or drive, and the township of Penola less than 10 minutes away, this property is perfectly situated as a tourist destination.

The main residence, Skinners Cottage, offers a 2 bedroom home residing on approx. 983sqm on its own title. Built in 1920, it has been lovingly restored and updated offering modern conveniences with old world charm. Entering the home you're met with a cozy, carpeted lounge that includes slow combustion heating and reverse cycle air conditioning, keeping you comfortable all year round. The dine in kitchen offers electric cooking, and the renovated bathroom includes a large walk in shower, whilst two carpeted bedrooms are both generous in size. At the rear of the home, a large and fully enclosed rear yard overlooks nearby vineyards, with a gazebo and several storage sheds available plus a bore supplying water to the yards.

Equally charming and with a bold curbside appeal, The Bank House is a piece of the Coonawarra township's history and offers a spacious 1 bedroom dwelling with an inviting open plan kitchen/living/dining space. The kitchen includes electric cooking as well as laundry provisions, and the living space is comforted by slow combustion heating and a new reverse cycle air conditioner. A luxurious bedroom suite includes its own external access, with an adjoining bathroom that includes a walk in shower, plus a separate spa room that overlooks the surrounding landscape - the perfect spot to relax and unwind.

Pickers Hut completes the trio of properties, offering another 1 bedroom dwelling with a newly renovated bathroom, kitchen with gas cooking, fireplace, air conditioning and statement slate flooring, and a comfortable king suite in the bedroom. The sheltered pergola to the side of the house offers an outdoor entertaining space, along with access to the shared rear yard.

A flexible opportunity to supplement your income, Bank House and Pickers are currently offered for short term accommodation with a proven and successful trade and room rates ranging from \$195 to \$225 per night, whilst Skinners Cottage has successfully provided a larger accommodation option in the past. Complete with a website, forward bookings and a large list of included furniture, linen and amenities on offer, this historic property is ready for a new custodian to write the next chapter of the Coonawarra Cottages.

Contact Alistair to arrange your viewing today!

RLA - 291953

Additional Property Information:

Approx Property Age: approx. 1920

Land Size: approx. 1966sqm (over two titles)

Council Rates: \$440 per quarter

Water Rates: NA