

192 Smith Street, Naracoorte, SA 5271



House For Sale

Saturday, 29 June 2024

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Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1014 m2

Type: House



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This gorgeous freestone home is situated on a large well maintained 1,014m² allotment. This property has been much admired for its central location and quality since 1910 and seamlessly combines modern living with beautiful historic detail. Originally a family home, it has been extended and modernised over the years. This property exudes history once being utilised for boarding young footballers for the area. From 1995 'Smith Street Villa' operated as an extremely successful Bed & Breakfast before being occupied by a long-term tenant to May 31, 2024. Further additions include a large undercover modwood deck at the rear of the house, ideal for barbecues and entertaining, secure back yard, and a ramp and steps to provide easy access to the back garden. The spacious kitchen has been recreated with new cabinetry and upgraded floorcoverings and window furnishings. A new water softener and smoke detectors have also been installed. For 29 years, Smith Street Villa was the most popular of 'Naracoorte Cottages' because of its size, with five bedrooms (three queen and two double) and two bathrooms, and its versatility in being able to accommodate singles, couples, families and groups. An ideal location being opposite the Naracoorte Showgrounds and only a short walk from takeaway food places, cafes, supermarkets and retail shopping. Be sure to relax in comfort year-round with ducted reverse cycle air conditioning servicing four bedrooms, split system reverse cycle air conditioners throughout the large living room and kitchen and the decadent wood-burning slow combustion heater in the living room. The main bathroom includes a full-sized bath, walk-in shower, vanity & toilet while the second bathroom contains a shower over a half-bath and vanity with a second separate toilet. All bedrooms are carpeted with the central passageway, living room and kitchen having timber-look vinyl flooring, over timber floorboards. The spacious kitchen comprises a separate, lockable walk-in pantry, cooktop, oven and dishwasher, and ample bench and cupboard space. Rainwater is plumbed to the kitchen. The slate floored laundry has sufficient space for a washing machine, clothes dryer and ironing board. Outside sees a single carport adjoining two lockable sheds which offer plenty of space for storage, tools, workshop or hobbies. Featuring low maintenance gardens with both front and rear lawns watered by a pop-up irrigation system, and planted with succulents, geraniums and other easy-care plants and shrubs. 192 Smith Street is an ideal family home, with up to five bedrooms with the opportunity to adapt for bedrooms and offices, or as an investment for residential rental or Bed & Breakfast. Smith Street Villa is for sale as a property with vacant possession, not as a business or as a going concern. Overnight and short-term bookings at this house ended on August 31, 2021; and was leased as a fully furnished and serviced house to an ASX-listed company from September 1, 2021, to May 31, 2024. The contents will be disposed of prior to settlement however, a buyer who is interested in operating Smith Street Villa as a B&B will have the opportunity to buy all, or some of the contents at a separate price to be negotiated.