

33 John Street, Tanunda, SA, 5352

House For Sale

Saturday, 31 August 2024

33 John Street, Tanunda, SA, 5352

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



Sara La Nauze
0407775951

Historic Gem in the Heart of Tanunda with Endless Possibilities

Nestled in the iconic Goat's Square, right in the heart of Tanunda, lies an exceptional opportunity to own a piece of history.

This cherished homestead, Circa 1860, is set on a generous 1,726m² allotment in a highly sought-after area.

Currently, the property operates as three independent cottages, each providing short-term holiday stays. This unique setup offers a steady passive income and the potential to transform the property into a stunning family home or explore development/subdivision possibilities for the land surrounding the property.

Meticulously maintained, this historic property underwent a complete renovation 12 years ago, ensuring modern comforts while preserving its historic charm. The roof and gutters were replaced just four years ago, and the low-maintenance gardens benefit from an automatic watering system.

Kavel Cottage - 1 Bedroom

The smallest of the three, Kavel Cottage, features a cozy kitchenette, an open-plan dining and bedroom/living area, and a separate ensuite bathroom. Polished floorboards and a Jotul slow combustion wood fire add warmth and character to this intimate space.

Menge Cottage - 1 Bedroom

Menge Cottage, the middle of the three, boasts a kitchenette, an open-plan dining area, a cellarette, a separate living room, and a spacious bedroom. With a Mitsubishi heating and cooling unit, a Jotul slow combustion wood fire, and polished floorboards, this cottage is both comfortable and charming. It also has a connecting door to Flaxman Cottage, providing flexibility for larger groups.

Flaxman Cottage - 2 Bedrooms

The largest of the three, Flaxman Cottage, offers an expansive kitchenette and dining area, a separate living room, and two well-appointed bedrooms. Underfloor heating in the kitchen, two Mitsubishi wall units for heating and cooling, and a Jotul slow combustion wood fire ensure year-round comfort. The shared bathroom includes a spa bath, perfect for unwinding after a day exploring the Barossa.

Each cottage is beautifully furnished, and all furniture and chattels are included in the sale, making this a truly turnkey opportunity.

Additional Features We Love:

- Double garage with concrete floor and power connected
- 24 solar panels
- Separate wood shed
- Automated watering system for easy-care gardens
- Commercial gas bottle on site
- Separate laundry and storage area

Whether you're an investor, developer, downsizer, or someone seeking a forever home, this property offers a rare opportunity. Historic homes like this only come on the market once in a generation-don't miss your chance!

For all inquiries, contact Sara La Nauze at 0407 775 951 or 8564 3884.

CT | 5708/556

Zoning | Residential

Council | Barossa Council

Council Rates | \$4,692.40 pa

ESL |

SA Water | \$687.27 pa

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