

58 Ballantyne Street, Wudinna, SA, 5652



House For Sale

Wednesday, 25 September 2024

58 Ballantyne Street, Wudinna, SA, 5652

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Elaine Seal

Opportunity Knocks in a Prime Location

Nestled in the heart of Wudinna, 58 Ballantyne Street offers a unique chance to own both a residence and a business venture. This centrally located property is currently home to "On Ballantyne," a popular café cherished by locals and travelers alike. With a loyal customer base and high profitability, the café presents incredible potential for expansion, particularly into catering services. Wudinna's friendly regional community would greatly benefit from the continued presence of an eatery, ensuring a steady flow of customers.

The well-sized shop front is complemented by a charming verandah and outdoor dining area extending to the street. This space comes fully equipped with café-style indoor and outdoor seating, two split-system air conditioners, stainless steel kitchen benches, a 5-burner electric oven, a dishwasher, fridges, and freezers. Additionally, the café includes a customer toilet and wash basin. While the coffee machine, cake display fridge, and milkshake maker are currently leased, all other fixtures and fittings are included in the sale.

If owning a business isn't your preference, the property offers flexibility. You can easily extend the living space by converting the shopfront and verandah for personal use or opt to lease the shop while residing in the rear of the building.

A quirky courtyard separates the shop from the residential area. The 3 bedroom residence itself has seen several updates, including freshly painted walls and floors. Upon entering, you'll find two living areas, one with a split system air conditioner and another featuring a wood combustion heater and two walls of black bookshelves leading to the bedrooms, bathroom, and kitchen/dining areas. The kitchen boasts a slate floor, reverse-cycle air conditioning, a dishwasher, an industrial electric oven with a gas cooktop, and an L-shaped serving bench.

The main bedroom features polished timber floors and a ceiling fan, while the outside laundry offers ample storage with a concrete floor and power-connected semi-enclosed shed. The rear yard, complete with raised garden beds and fruit trees, provides space for outdoor enjoyment, while a vibrant garden seating area is perfect for unwinding after a busy day. The property also includes a 2,000-gallon water tank with a pump that supplies water to the café's coffee machine.

Please note: The business is not for sale, only the property.

With its reasonable pricing and endless possibilities, 58 Ballantyne Street is the perfect opportunity to combine home and business in one versatile space. Contact Elaine today to schedule a private viewing and take the first step towards your new venture.