

**71 Mawson Road, Meadows, SA 5201**

**Raine&Horne.**

**House For Sale**

Sunday, 23 June 2024

71 Mawson Road, Meadows, SA 5201

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1100 m2**

**Type: House**



Tom Weston  
0413582943



Georgia Weston  
0418807231

## Expressions of Interest closing 10th July

A unique property, steeped in history with significant local heritage value. Constructed by the 'Oddfellows Society' in 1880, the property is well located in the centre of the Township, alongside the oval and Primary School. The now private residence has had many previous uses including a meeting place for Council, RSL clubrooms, bakery, antique store, gallery, nursery and gift shop. The original area of the building has been well preserved and maintained over the years, together with the modern 'residential' extension at the rear. The original vaulted ceiling in the hall creates a huge living space and features Baltic timber flooring, combustion fire and a heritage listed solid timber fireplace surround, gifted by Sir Douglas Mawson from timber that came from his property in Kuitpo. The modern cosy kitchen is the central hub of this home, replaced and remodeled in recent years and features gas cooking appliances and dishwasher. The kitchen complies with Council requirements for service of food in terms of a commercial/catering setting. Accommodation offers three bedrooms, one of which is a mezzanine level within the hall. The bathroom is compliant with commercial use (if needed), and there is a closet laundry and linen cupboard. French doors open up to the fantastic outdoor entertaining area, complete with woodfire stove. You'll fall in love with the garden and grounds, landscaped with an array of mature plants, raised beds and half wine barrels for vegetables. The wrought iron character items all add to the ambiance of the setting. There is a lush espaliered 'Granny Smith' apple and lime trees alongside the double garage with concrete floor, light and power. There is also a woodshed and workshop with potting area. Total land size is approximately 1,100sqm. There are 16 solar power panels and a larger inverter has been installed, property is running on the higher tariff rate. Water to the property is sufficient, with rainwater tanks and the option to switch over to town bore water if necessary. Heating and cooling consists of a slow combustion log fire, reverse cycle split system, ceiling fans and gas bayonets for portable heaters. A unique and charming home, tastefully blending history with modern convenience. Valuable commercial and residential status, which allow this prominent property endless possibilities. Walk-in walk-out sale with a list of inventory available post inspection.