

1-3 Smith Street, Cadell, SA, 5321

Raine&Horne.

House For Sale

Wednesday, 20 November 2024

1-3 Smith Street, Cadell, SA, 5321

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Type: House

The Old Cadell Store With A Renovated Three Bedroom Cottage!!

The heritage old Cadell Store has a renovated cottage attached and is situated on a double corner allotment of some 2,072m²!!!

Situated just 1.4km to the riverfront and conveniently within the Cadell township, this property is just waiting for you to move in and enjoy the river lifestyle.

The Cadell Store features its own entrance into the shopfront area of an expansive 4.8m x 6.9m showroom space with a lovely outlook onto the vineyard across the road, plus another room behind, also generous in its 3.5m x 7.8m proportions, plus there is also a convenient store room. There is the potential for you to fit out this area as you wish, whether you want to open a business or make it an extension of the living space.

The cottage itself has been renovated through its life and has a central entrance hallway showcasing the lofty ceilings and floating timber flooring.

There are three bedrooms, the master being a palatial size of 4.1m x 6.3m, and two of the three bedrooms have brand new carpets, plus two ceiling fans and split system air conditioners.

The separate lounge room too has floating timber flooring plus split system air conditioning.

The updated kitchen has a striking solid timber benchtop with an appealing feature tile splashback, masses of storage with both underbench and overhead cupboards plus a double door pantry, electric stove, and a stainless steel double sink. There is also ample room for a meals area.

The bathroom is brand new and has a walk in corner shower, vanity, wc, and large storage cupboard. There is a separate laundry area.

Both the shop and house have new roofs and gutters, and the shop ceiling is in the process of being finalised and will be completed by your settlement date.

There is not only car parking under the carport, but with the wide access from Dawe Street, there is more than enough space for all your toys including a caravan, boat, trailer, or extra vehicles, and if you want them undercover then there is the huge 6.3m x 18.4m double garage which has large sliding doors for easy access.

This double allotment also offers huge potential with the two street frontages, having a 35.20m frontage to Smith St and 56.22m to Dawe St with side access available.

Cadell gives you an enviable river lifestyle with local facilities including a General Store, Licensed Community Club, playground plus so much more!! The local oval is just a few minutes walk away, as is the local bowls club, and nearby towns include Morgan (11.5km) and Waikerie (30km).

A Rare Offering!!