

# 1 Cox Place, Crafers, SA, 5152

## House For Sale

Thursday, 28 November 2024

1 Cox Place, Crafers, SA, 5152

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 9**

**Type: House**



Michael Wood  
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## What an opportunity!!

For those looking for a multi purpose Residential/Commercial site, with an adaptable floorplan to create something that suits you.

The attractive Adelaide Hills village of Crafers is located within 15 minutes of the Adelaide CBD (7 minutes to the Tollgate) and is a major gateway to the Adelaide Hills. With over a million tourists visiting the Adelaide hills each year, 340,000 of those tourists travel up Summit Road through Crafers to the Cleland Wildlife Park, Mt Lofty Summit, Adelaide Hills Botanic Gardens and Mount Lofty House. Crafers is expected to grow as the major gateway to the Adelaide Hills and the Adelaide Hills Council is keen to beautify the Crafers Main Street and to support Crafers becoming a major experiential tourist destination. The completion of the landscaping and infrastructure detailed in the Council approved "Crafers Village Design Guidelines" is expected to be a major benefit to the effective development of the property at 1 Cox Place. See the Council's web site at [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au) This unique property at the corner of 1 Cox Place and 2 Sharrad Court Crafers is approximately 1,520sqm and incorporates 9 car parks and 2 road frontages and is presently disposed as:

- the owner's residence;
- an iconic café/art gallery (trading as Atelier Crafers - Licensed premise for 50 patrons, [www.theateliercrafers.com.au](http://www.theateliercrafers.com.au));
- a large prestige 2 bedroom tourist accommodation apartment (trading as Studio One Accommodation [www.studio1accommodation.com](http://www.studio1accommodation.com));
- and a unique hills art teaching studio known as Adelaide Hills Art Academy.

With the benefit of the existing purpose built fire walls, any buyer may consider an application to divide the property into 3 or more separate Community Titles. The property's existing lay-out is capable of providing several income streams as well as a unique personal residence. The offering of this property and the 3 businesses is possibly the most unique development opportunity currently on offer in the Adelaide Hills Council area. The existing improvements include some unfinished areas such as a second bathroom to the house and another to the tourist apartment. There is also an unfinished loft area above the house which could have multiple uses (subject to statutory approvals etc). The existing house residence includes a substantial undercover outdoor entertaining area complete with a heated salt water swimming pool. The fully equipped tourist apartment has ducted air conditioning and a very inviting 2 person spa bath. The private courtyard area as well as the fully equipped apartment attracts regular bookings from overseas, locals and intrastate visitors. The property is serviced by three phase power, a large grease arrestor and plumbed areas for any development of a commercial cooking and hospitality venture. Overall, this sale offers a major opportunity for a visionary entrepreneur to take advantage of the established hospitality, tourist accommodation and art facilities that 1 Cox Place Crafers provides

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