

**23 MacDonnell Street, Naracoorte, SA, 5271**



**House For Sale**

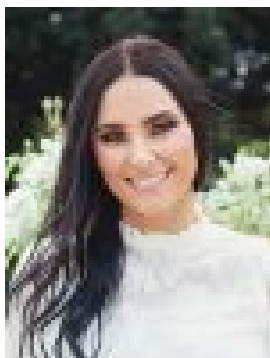
Wednesday, 18 December 2024

23 MacDonnell Street, Naracoorte, SA, 5271

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



Tahlia Gabrielli



Leearna Roberts

## Stunning Freehold Commercial opportunity steeped in history and exuding luxury and class

Ray White Mt Gambier is pleased to present 23-25 MacDonnell Street, Naracoorte, for sale as a whole.

Featuring:

2 x Businesses operating as

☒- Cafe " The Corner Grounds (ongoing concern) "

☒- Bed & Breakfast " Chalet de la Ruche "

INCLUDING

1 x Commercial / Residential Premises consisting of 2 adjoining buildings under the 1 Title. One operating as the historical cafe and the other a luxury B&B 2 bedroom cottage.

The Coffee House was established in 1864 as Naracoorte's first general store. The current owner has taken great care to stylishly update it while retaining its quality characteristics and has completely rebuilt the interior of both buildings.

She has restored this historic premises and it has a new lease of life invigorated with a luxurious French theme. From new walls and flooring to plumbing, electricity, and the finest fittings and fixtures to accentuate its character. The building is a drawcard for locals, interstate and international visitors, who come to experience the impressive transformation.

The Corner Grounds:

The café is operated as 'The Corner Grounds' and has earned a reputation for supporting local producers and offering fantastic coffee, delicious in-house-made food, and incredible dining experiences. Locals and visitors come to enjoy the ambience and fresh food offered as dine-in or take-away. The café premises provides a front café and dining room with hand-crafted cabinetry, luxurious quartz marble countertops, a generous serving area, a point of sale, and glass display cabinets for all in-house made delicacies. It has a beautiful rear function/dining room with a commercial kitchen overlooking guests. The cafe premises provides a front cafe and dining room that in total can seat up to around 60 customers, and then out the front of building there is also up to another 16 seating in that front alfresco.

A bathroom with a gorgeous barn door entry boasts timber wall features, character tiling, and embellished gold fixtures that reflect the charming elegance of years gone by.

Everything from the front façade to the rear bathroom has been restored and updated to perfection, respecting the building's and town's history. The once derelict space now resembles a traditional French bistro, and the ambience is not lost on returning clientele and supportive local diners with an added convenience being directly across the road from The Tourist and Information Centre and Heritage Museum.

The interior features stunning original timber floorboards, sandstone walls, and rustic pendant lighting with solid timber dining furniture, which includes pew-style wrap-around seating with marble top tables to compliment the historic. The construction includes exposed rustic corrugated iron roofing and timber beams - staggeringly beautiful and undeniably romantic with its share of proposals accepted under the stylised lighting. There is lovely outdoor alfresco dining with the possibility of adding another sixty covers to the outdoor dining experience - a significant point of difference to many local dining options. The outdoor area covers the same amount of space as the building, so you are limited only by your imagination and council approval. Expand the dining area, create an event space, or offer wine tastings - this enviable address has endless potential.

Chalet de la Ruche:

The accommodation next door operates as the French-styled 'Chalet de la Ruche', which translates to Beehive Cottage. The luxury accommodation reflects the owners' passion for indulgent experiences, offering exquisite character décor.

The central hallway and entrance have high ceilings, hardwood floors, and a smoke-crystal French chandelier, which adds sophistication.

A sitting room/lounge is adorned with a stunning chandelier, an original mantle, French-inspired décor including a gold-framed mirror, candelabras, curated literature, luxurious window coverings, beautiful feature walls and reverse-cycle air conditioning. The accommodation offered comprises a stunning, romantically styled King bedroom suite and an equally impressive Queen bedroom suite- each with lush carpets and ceiling fans for comfort.

The bathroom spares no expense with luxury details. Including a corner spa bath with a shower, a solid vanity with storage and dual mirrors, and a toilet. Tessellate floor tiles and textured walls create an opulent experience, with heat lamps, stylish tapware, and towel rails, all chosen to complement the cottage's French period character.

A laundry sits adjacent, offering everything for guests / residents and access to a spacious rear courtyard. The courtyard mirrors the romance of the cottage with crushed stone, plants, and dining space.

The kitchen and dining area deliver solid cabinetry, including a pantry and plenty of space. The kitchen offers electric cooking appliances and a single sink with storage above and below-featuring glass display cabinets. The dining space sits before an original slate-tiled surround, a slow-combustion fireplace with reverse-cycle air conditioning for year-round comfort, and windows overlooking the gorgeous garden.

The BnB premises also offers vast opportunities, depending on your dream and ultimate vision. It could be operated as high-end accommodation, a high-end, sought-after rental property, or your primary, exquisite residence-your beautiful French vista in the heart of Naracoorte.

The opportunity is for a hospitality professional, couple, family or team to take over the commercial businesses, with invaluable input from the current owner to get you started.

Contact Tahlia at Ray White Mt Gambier to learn more. RLA 291953

Age/ Built: Approx. 1860s

Land Size: 768m<sup>2</sup>

Council Rates:

\$1,013 P/A for the cottage

\$1,440 P/A business building

Air BnB Pricing: \$360 per night for a couple and \$560 per night for four people.