

**23 Main Street, Minlaton, SA, 5575**

**HARRIS**

**House For Sale**

Thursday, 14 November 2024

23 Main Street, Minlaton, SA, 5575

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Opportunity knocking!

A prime Main Street location, a substantial holding plus the benefit of an external residence.  
23 Main Street Minlaton showcases ample opportunity to the astute investor!

Sited on a 1,010m<sup>2</sup> allotment this property is extremely versatile and would suit a number of different options (strcc).

Zoned as Township Activity Centre it combines a commercial and residential return for an Investor.

The commercial building displays an expansive open space, serving counter, ceiling fans, wall unit air conditioner & split system reverse cycle air conditioner, 3 change rooms, office and toilet and washroom plus the bonus of a spacious Store room with split system reverse cycle air conditioning.

The detached residence at the rear makes for an ideal home, with 3 bedrooms all with BIR's spacious kitchen, lounge and dine plus double car garage.

Minlaton is a thriving town in the heart of the Southern Yorke Peninsula. This offering really is the full investment package.

Invest and reap the rewards of an blue chip location and property!

Specifications:

CT / 5731/660

Council /Yorke Peninsula

Zoning / TAC

Land / 1010m<sup>2</sup> (approx)

Frontage / 16.09m

Council Rates / \$1,200.81pa

Emergency Services Levy / \$73.85pa

SA Water / \$78.60pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools /Minlaton District School, Curramulka P.S, Stansbury P.S, Yorketown Area School, Warooka P.S,Central Yorke School - Point Pearce Campus, Central Yorke School, Ardrossan Area School

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