

26 Agnes St, Kingston Se, SA, 5275



House For Sale

Thursday, 21 November 2024

26 Agnes St, Kingston Se, SA, 5275

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Residence with a Retail Shop

This is a rare opportunity to own a property in the heart of Kingston SE that offers both residential comfort and business potential. Sitting on a generous 965m² block (approx.), this well-maintained three-bedroom home comes with an attached shop front, making it the perfect place to live and run your own business in the heart of this popular coastal town.

Inside the residence, you'll find three spacious bedrooms, providing ample room for family living. The central lounge room is equipped with wood combustion heating, ensuring warmth and comfort throughout the cooler months. The eat-in kitchen is well-equipped with a dishwasher and plenty of storage space, perfect for preparing meals and casual dining. At the rear of the property, there's a private, undercover entertaining area complete with pull-down blinds, offering a peaceful space to relax or entertain while overlooking a beautifully maintained garden and lawn.

Outside, the property also features a secure backyard with storage sheds, providing plenty of space for outdoor activities and gardening. There's ample off-street parking available, adding further convenience.

The shop front, which comprises approximately 158m² of space, is currently set up as a retail shop and includes multiple storage rooms. This space offers tremendous versatility and could easily be converted into office spaces or consulting rooms (STCC). Alternatively, the entire shop area could be reimagined as additional living space, accommodation, or even integrated into the existing residence to suit your needs (STCC).

In addition to this and currently under refurbishment is a separate granny flat to the rear of the property which includes plumbing for a bathroom and open plan accommodation or office space.

Features we love about this property:

- Excellent location in the heart of town
- Ideal for those wanting to run a business from home
- Scope to reimagine and create a space you'll love (STCC)
- Spacious allotment of approx. 965m²
- High ceilings and ornate features
- Lovely secure rear yard with great outdoor entertaining space

This property offers a fantastic blend of lifestyle and business opportunity, ideal for anyone looking to live in a thriving coastal town while running a business from home. With its secure, spacious living areas and potential for commercial use, this is a unique offering in one of South Australia's most desirable coastal locations.

* Note: The sale of the business (Micks Trader - Emporium) is an option in addition the property sale.

Don't miss out on this exceptional opportunity. Contact us today to arrange a viewing or for more information!

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