

**35 Main Street, Brinkworth, SA, 5464**



**House For Sale**

Saturday, 23 November 2024

**35 Main Street, Brinkworth, SA, 5464**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## **Old Bank Conversion? The Options are Endless!**

Don't miss this Fantastic opportunity to convert this Stunning property into something Grand!!

Ever wanted to own a novelty Airbnb, or sleep in an old bank, equipped still with the Vault? Or even open a much needed quaint little Café in the heart of a country town? (All subject to council consents.) Then scan the QR Code within the photos, to submit your Expression of Interest or to submit your Offer, by 13/12/24, unless Sold Prior.

This former ANZ Bank, built in 1903, has had a MAJOR overhaul, with all new wiring, new plumbing & freshly painted throughout! The original carpet has had a good scrub with a professional steam clean, and the other rooms are ready for your choice of new flooring.

The 'Bank Room' has been freshly painted, leaving the character of the room, to do with as you please! They have also retained the history of the Vault door, showing all previous employees names from over the years, some from 1908!!

Let's not forget the generous Cellar to safely store, or hide, your wonderful Clare Valley wine collection!

Other Features Include the following:

- 4 x Double sized Bedrooms, all with Extra High Ceilings.
- Eat-in Kitchen with Highly sought-after Original Wood Stove
- Large Formal Lounge with Combustion Heater
- A separate Study or Home Office with A/C
- Family Bathroom with Shower, Bath, Vanity and Toilet
- Rear Foyer with large Laundry, Linen storage and 2nd Toilet
- Side Driveway providing access to Rear yard
- 6m x 6m Shed & Single Garage with Power & Concrete flooring
- Rainwater tank with pump

Additional to all of this, are the breath taking views of the Hummocks and rural farming land. This 'Once in a Lifetime' opportunity is only 20 minutes from the Clare township.

Brinkworth has plenty of local facilities including a bowling club and local pub, sports field, a town hall, sought-after camping facilities, a community swimming pool, large kids play park, a renowned public school BUT a much needed Café isn't on the list!

Please register your interest for Open Inspection dates and times, or contact us to arrange a Private Inspection.

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