

**65 Onkaparinga Valley Road, Woodside, SA, 5244**



**House For Sale**

Wednesday, 13 November 2024

65 Onkaparinga Valley Road, Woodside, SA, 5244

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Once in a lifetime opportunity!

Here in the heart of Woodside's burgeoning retail and hospitality strip is an outstanding, once in a blue moon opportunity to launch, grow or extend your business in a significant destination on the high-traffic Onkaparinga Valley Tourist Trail.

This character laden and substantially renovated 3 bedroom cottage has a charming street presence (with the advantage of being set back from the footpath) plus side pedestrian access to extensive industrial-style buildings. These enjoy separate loading and customer access from Station Road, with the rear of the allotment providing ample on-site parking and park frontage as a bonus.

The cottage - with Victorian leadlight entry and high ceilings throughout - has been re-plumbed and rewired with newly built designer bathroom and kitchen. It boasts a layout that would readily lend itself to conversion for retail, hospitality or display applications, while still presenting the option of self-contained residential use. The central hallway opens to a charming, two level dining and lounge area, lit with abundant light from the garden windows and flowing naturally to the bespoke and well appointed kitchen. Altogether, this is a space that is warm and inviting.

At the rear, a substantial, high-lofted 12m x 9m shed features 5Kw solar PV array (which the whole property benefits from), 3-phase power, aircon and a loading dock. Abutting this versatile building is a large, 4 car garage with double roller doors, concertina doors along one side and single-phase power. These two spaces offer a unique opportunity to house and develop your production or retail aspirations and operations.

The cottage, the sheds and the private garden space create a fabulous canvas on which to create a business premises of great appeal and flexibility, one with the potential to reflect not only the unique flavour and innovative atmosphere that the Hills are so well known for, but also the special nature of your "cottage" business.

Boutique studio and retail, cellar door, homewares, artisan food, country fashion, rustic eatery, art gallery... the possibilities are endless.

- 1870, 3 bed stone cottage, rewired, re-plumbed, damp treated
- Desirable set-back from the street
- Leadlight entry and high ceilings
- Three generous bedrooms
- Large, 2-level dining and lounge with double glazing
- Separate sitting room with hallway and master bedroom access
- Designer kitchen with bamboo benchtops, granite breakfast bar and ample storage
- European appliances: concealed dishwasher, 900mm oven, induction hob, rangehood; porcelain tiling
- Concertina window kitchen servery to rear patio entertaining area
- Designer bathroom with shower, w/c, vanity, underfloor heating and heated towel rails
- Laundry and guest w/c
- Electric panel room heating and fan boosted slow combustion heater
- Crimsafe front security door
- 5kw solar PV
- Outdoor entertaining area
- Compact rear garden
- Voluminous 12m x 9m workshop with wooden floor, a/c, potbelly stove, lighting, 3-phase power and loading dock
- 4 car garage with double roller doors (one electric), light and power
- Rear access and ample on-site parking

Don't miss out on this amazing opportunity today!

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the

information is accurate, and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice. RLA 278947