

656 Kingston Road, Moorook South, SA, 5332



House For Sale

Wednesday, 18 December 2024

656 Kingston Road, Moorook South, SA, 5332

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Darrin Trandafil
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Prime Riverfront Property with Commercial Potential

Discover a rare and versatile property offering the perfect blend of commercial and residential potential. Situated in the heart of Moorook's main street, this unique asset provides a steady income stream and a quality family home, making it an ideal investment or lifestyle opportunity.

The commercial space is home to the Moorook General Store, a well-established business serving the local community with essential services including food retail, grocery needs, fuel and liquor sales.

Key Commercial Features:

- Currently operating as the Moorook General Store.
- Expansive 203sqm shopfront with multiple functional areas.
- Fully equipped commercial kitchen to support diverse operations.
- Ample undercover storage, perfect for stock management.
- Secure, lockable liquor storage with a premises-specific liquor licence.
- Prime main street location, opposite the picturesque Moorook Riverfront and boat ramp.
- Solid annual rental return of approximately \$30,000, including outgoings.

Residential Highlights:

- Three generously sized bedrooms.
- Well-appointed kitchen with dining area and reverse-cycle air conditioning.
- Spacious living area for family gatherings.
- Central bathroom with shower, bath, toilet and vanity.
- Enclosed garage for secure parking and storage.

This property offers unmatched flexibility: enjoy the convenience of living close to your business, rent the home for additional income, or simply sit back and let your investment grow. Its prime location, just steps from the riverfront, ensures a vibrant community atmosphere and consistent commercial activity.

Don't miss this extraordinary chance to secure a property that delivers lifestyle, location, and financial reward.

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