

**7 High St, Bute, SA, 5560**



**House For Sale**

Wednesday, 18 December 2024

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## House and Granny Flat in the Heart of Bute!

This large corner allotment in the heart of Bute has a house and a granny flat, offering multiple investment opportunities. The block is approximately 1010sqm set on the corner of High Street and Third Street. Parking access is on Third Street with space for 3 cars under the carport and a large shed for many more storage options!

The main house features 3 good sized bedrooms, all with a ceiling fan, a modernised kitchen with near new freestanding cooktop and ample bench space and storage.

The lounge room has a Split system AC as well as a combustion heater for extra comfort. The bathroom is simple with a shower, bath and a separate toilet.

There is a beautiful sunroom space at the back of the home that overlooks the rear yards and draws in all of the morning sun, the perfect place to sit with a cup of coffee and a newspaper to start your day. Through the glass doors to outside, the yard is well looked after with a lush green lawn, plenty of flowers, fruit trees and rain water supply. A small outdoor entertaining area completes the space, as well as an outdoor enclosure that would be perfect for birds, chickens, a rabbit; the choice is yours. There is an outside toilet for added convenience as well.

The front yard is fenced across High Street with access through the PA gate. This helps to enclose the front yard and make it a more private space from people who may pass by. The front garden is filled with fruit trees and could be well developed for sole production if you were a greenthumb. The old shop at the front of the block offers a great investment opportunity. There is currently a tenant in there who is settled and would love to stay. The front shop has 2 small rooms divided off of the lounge room, a kitchen, small bathroom, living area and then a larger storage space at the front. Power is not separately metered, so everything is all together. There is also solar on the roof as well to complete the package.

This property has great structure and with some minor TLC can be a magnificent home for someone. It would also make a wonderful investment property for anyone looking to expand their portfolio with 1 tenant already established.

For more information and your chance to inspect, please call Sales Agent Brooke Neale on 0478 543 877