

# FOR SALE

## 33 Mawson Road MEADOWS SA 5201



### Local Shop & Residence – PRICE HEAVILY REDUCED FOR QUICK SALE

From the moment you wander up the main street of Meadows you will be drawn to this charming stone fronted home and commercial premise.

Standing proud since 1905 this rustic beauty was originally the first bakery in town and offers the charms of yesteryear in the heart of the historic township of Meadows. Now operated as a delicatessen, this business offers a wide range of foods and other services to the local community and those travelling past. The current lease term commenced in 2011, expires in 2021 with further renewal options of 4 x 5 years.

The stone fronted residence offers three large bedrooms and lounge all with fireplaces, plus open plan style of kitchen/dining with large stainless-steel stove, superb combustion heater in the family room giving this home warmth and coziness, plus reverse cycle air-conditioning and fans in four rooms.

Traditional bullnose verandah, double garage and carport, plus a large undercover entertaining area looking out across this generous 3200 sqm property gives the peaceful feeling of being away from the hustle and bustle of city life.

The property also has rain water collection plus a bore.

So much potential! Zoned Mixed Use.

Current net yield approximately 6%.

Properties such as this one rarely come to market so don't hold back!

## **\$575,000 to \$595,000 + GST**

### **Enquiries: Jenny Howkins 0416 188 098**

RLA 263 799

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.