



79 Thevenard Road, CEDUNA, SA 5690

HUGE INVESTMENT RETURN & PLACE OF RESIDENCE IN ONE

â## Current commercial zoning â## with council approved residential recognised use, making this a versatile property with many usage options.

Situated on a corner block, just under 1000m2, this property is on a single title incorporating a 4-bedroom, 1 bathroom cottage at the rear of the block, attracting \$300 per week rent with long term tenants. At the front of the property is a commercial/current residential building comprised as follows: (STCA can be used however you like) * 4-bedroom, 3-bathroom open studio type accommodation: 2x laundries, 2 separate fenced yards rented at \$750 pw, 12 month fixed term Under professional management.

Which gives a current total property gross weekly rental income of \$1050 no denying that RTI %

Possible options STCA Takeaway Shop/ Restaurant (had many successful years of running in past years); Day Spa Health Hub; a Vet Clinic (has had previous council approval); Office space of any description or just keep as current use.

Recent property improvements include: Boundary and dividing fences have all been replaced; new pipes to septic front and back; hot water systems all electric 4 in total 2x large 1x med 1x small; Electrical all upgraded and compliant; 3 A/C split systems newly installed in the front building; full internal commercial food grade tiling throughout front

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P101050

CONTACT DETAILS

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building; 1/3rd of the commercial building roof has been replaced remaining 2/3 was accessed as still having life in it, rear house roof was replaced several years ago.

Thevenard is surrounded on 3 sides by the pristine waters of the Indian Ocean. Adjacent to Ceduna, being positioned on its own little peninsular in South Australia's Far West Eyre Peninsula, with new world class Marine offloading Facility and multiple industries exported off the wharf just 1km up the road. Such as Mineral sands from nearby Iluka Mine *Gypsum *Salt *Various cereal grains *Home base for commercial and recreational fishing in some of the most pristine waters in the world.

Ceduna Airport offers most daily flights to and from Adelaide and is situated by road at what is considered the start of the Nullarbor in South Australia, approximately 775 kilometres West of the City of Adelaide and 480 kilometre's east of the SA/WA state border.

With an approximate population of 3600 an upgraded hospital and most things can be sourced locally between the various variety shops, hardware store and a choice of 2 supermarkets for your grocery needs.

"Property being offered and sold as is at this price bracket".

Contact Elaine today to secure this fantastic investment opportunity to receive great weekly rental returns, the options are endless.

- Bedrooms: 7
- Bathrooms: 4
- Car Parks: 4











