



## 36 Cooke Street, KINGSTON SE, SA 5275

### Opportunity is Endless!

A unique opportunity to purchase the old Kingston SE vet clinic in a well sought after location.

The potential for this property is endless. Renovate and return to a residential dwelling or the opportunity to improve and create another commercial space. (Subject to council approvals)

The property configuration consists of an office area with waiting room, 3 consulting rooms, kitchen and bathroom.

The property is also equipped with the following;

- 4kw Solar System
- Built in secure dog kennel (2 bay)
- Out building with 2 rooms (no wet areas)

**TYPE:** Sold

**INTERNET ID:** 300P125692

#### SALE DETAILS

**UNDER CONTRACT -  
More Listings Required**

#### CONTACT DETAILS

**Kingston**  
45 Holland Street  
Kingston, SA  
08 8767 4000  
RLA: 62833

**Kait Copping**  
0407 023 737

- Shed with concrete floor and power
- Double carport
- Rain water storage
- Bore

Further Specifications:

Land size / Approx 694m2

CT / Volume 5765 Folio 139

Council / Kingston District Council

Council Rates / Approx \$1753.90 per year

Zoning / Neighbourhood

Land Use (Currently) / 04 Commercial - Other

Water / Mains water.

Contact Kait Copping on 0407 023 737 or [kait.copping@elders.com.au](mailto:kait.copping@elders.com.au)

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833

- Land Area 694.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double carport









