



## 18-20 Hanson Street, FREELING, SA 5372

### A Criminally Good Opportunity

Expressions of Interest closing 26th May 2026 @ 12pm - Unless Sold Prior

Positioned on a prominent corner allotment in the heart of Freeling, 18-20 Hanson Street presents a rare chance to secure a substantial landholding of approximately 2,162m<sup>2</sup> across two allotments on one title. With dual street access from Hanson Street and Roger Street, flexibility and future opportunity are front and center.

Constructed in 1986, the solid brick veneer building offers a versatile layout suited to a range of uses. The left-hand side of the property is currently configured as a residence, though it is being utilised as office space. Here you'll find three exceptionally large bedrooms, each complete with ducted air conditioning, ceiling fans, carpet flooring, and block-out blinds, along with provisions for built-in robes. A spacious lounge room provides comfort year-round with slow combustion heating, while the large U-shaped kitchen is well-equipped with electric cooking, ample bench space, and generous storage.

The rear yard offers practical functionality with drive-through access from Roger Street, leading to a shed with a concrete floor and a blank canvas garden ready for further improvement or landscaping.

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:** For Sale

**INTERNET ID:** 300P166089

#### SALE DETAILS

**EOI closing 26th May  
2026 @ 12pm - USP**

#### CONTACT DETAILS

**Barossa**  
127 Murray Street  
Tanunda, SA  
(08) 8562 2883  
RLA: 62833

**Teri Wenske**  
0409 687 465

On the right-hand side, the building carries a piece of local history, formerly operating as the Freeling Police Station. Now adapted for modern use, this section includes an open office or boardroom space with reverse cycle split system air conditioning, two storerooms, and a powder room, ideal for business, consulting, or additional workspace.

Adding further appeal is the adjoining vacant allotment, offering even more scope for development or expansion (STCC), with drive-through access from Hanson Street.

Currently leased at \$1,698.67 per month (\$20,384 per annum) until 30 June 2027 on a fixed term lease, the property provides an immediate income stream for investors.

Zoned Township Activity Centre, the site supports a valuable mix of residential and commercial use (subject to council consent), making it an attractive prospect for investors, business owners, or those seeking a flexible live-and-work arrangement. Please direct all planning queries for the site to the Councils duty planner or click "contact us" on the Light Regional Councils website.

Opportunities with this level of versatility, scale, and historic significance are rarely found, secure your place in Freeling's future today.

#### Further property information

Council Area: Light Regional Council

Council Rates: TBA

Zoning: Township Activity Centre

CT: 5833/428

SA Water: Connected

Land Size: 2162 approx.

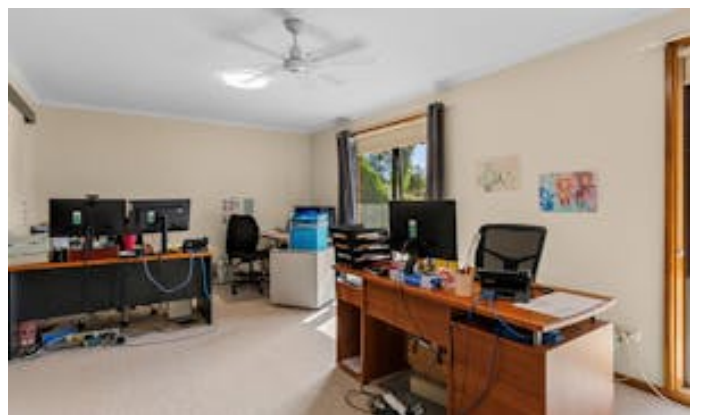
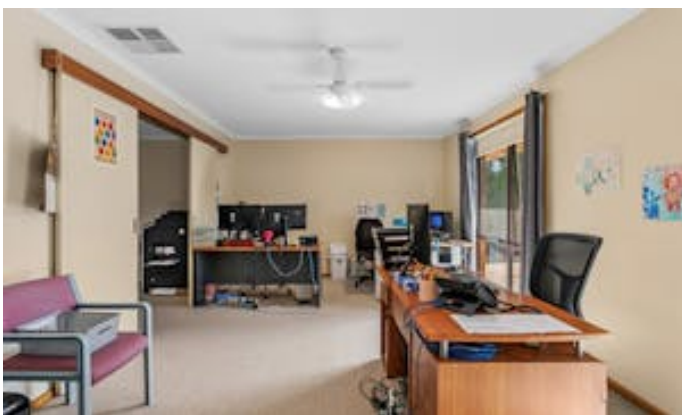
Year Built: 1986

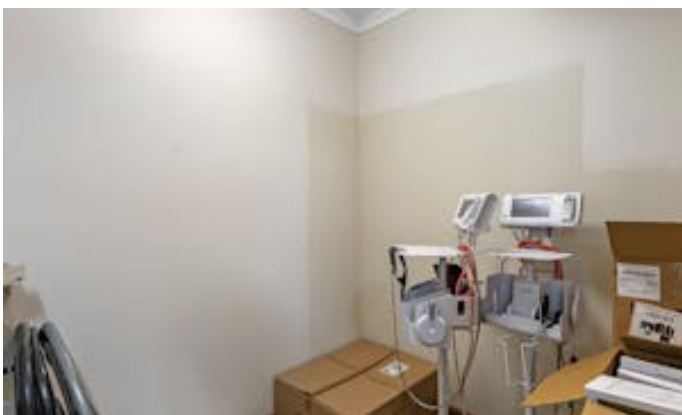
#### Disclaimer:

We have in preparing this information used our best endeavours 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. Elders Real Estate RLA62833

Other features: Close to Schools, Close to Shops

- Land Area 2,187.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage







18-20 Hanson Street,  
**FREELING**



Living:	195.16SQ.M
Verandah:	5.78SQ.M
Carport:	21.46SQ.M
Shed:	28.00SQ.M
<b>TOTAL:</b>	<b>250.40SQ.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.