

## 6 Francis Street, KAPUNDA, SA 5373

Stone Cottage Dreams on Double the Land

FIRST OPEN INSPECTION SATURDAY 28TH FEBRUARY 10.30AM - 11AM

Welcome to a rare and exciting opportunity in the increasingly sought-after township of Kapunda, where historic charm meets outstanding future potential.

Set on a substantial 1,780m<sup>2</sup> (approx.) allotment and spanning two separate titles, this captivating 1880s stone cottage offers a unique chance to secure a significant landholding. Rich in character and brimming with possibility, it presents an exceptional prospect for renovators, investors, developers, or dream-home creators ready to unlock its true value.

Behind the timeless stone facade lies a home filled with original features and exciting scope for transformation. The residence comprises three bedrooms, all showcasing timber floorboards. Bedroom one features an open fireplace and a manual roller shutter (currently not in working order), while bedroom two also boasts an open fireplace and connects to an additional room - an ideal space to convert into a walk-in robe, ensuite, nursery, or private retreat. The flexible layout invites creative reconfiguration.

**TYPE:** For Sale

**INTERNET ID:** 300P167051

**SALE DETAILS**

**\$419,000 - \$449,000**

**CONTACT DETAILS**

**Barossa**

127 Murray Street

Tanunda, SA

(08) 8562 2883

RLA: 62833

**Teri Wenske**

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At the rear of the home, a newer living zone introduces a striking space filled with natural light. Exposed stonework provides a beautiful textural backdrop, while large windows and doors invite the outdoors in. Stunning leadlight windows further elevate the character and offer a glimpse of what this home could become with thoughtful restoration. Although power is not currently connected in this section, it represents a blank canvas ready to be completed and customised to suit your vision. Adding to the home's appeal is a cellar measuring approximately 2.55m x 2.2m, perfect for wine storage, preserving, or additional utility space.

Outside, the possibilities expand even further. The generous allotment across two titles provides ample room for extension, landscaping, or future development opportunities (All subject to council approval).

Substantial shedding, including a 6.2m x 12m shed with concrete flooring, complemented by a carport/verandah running the length of the shed, with a second 5m x 5m shed.

Whether you envision restoring the cottage to its former glory, or investing within a charming and growing township, this property offers limitless opportunity. With its historic appeal, expansive dimensions, dual titles, and adaptable spaces, this is a property where imagination, ambition and reward come together.

#### Property Information

Council: Light Regional Council

Council Rates: \$2,057.29 per annum (Both titles on the one council rates)

CT: 5838/331 and 5790/801

Zoning: EN Established Neighbourhood

Local Government Description: Residential

SA Water: Connected

Land Size: 1780m2 approx.

#### 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

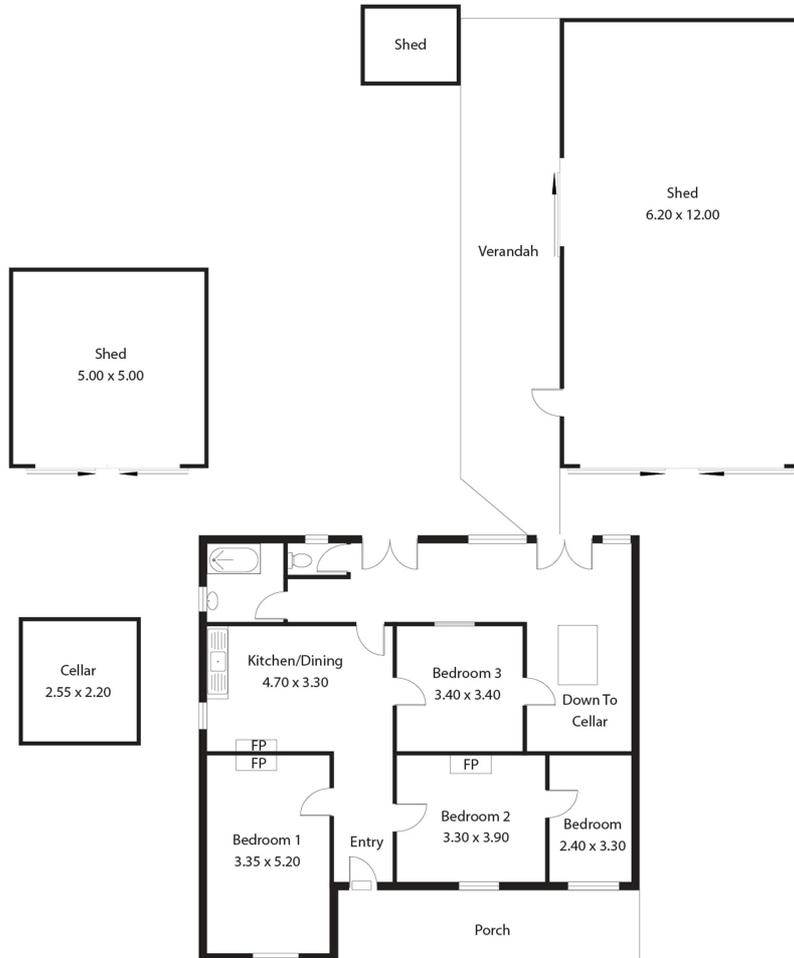
- Land Area 1,780.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double garage







6 Francis Street,  
KAPUNDA



Living: 105.89SQ.M  
 Porch: 14.29SQ.M  
 Cellar: 5.61SQ.M  
 Verandah: 32.19SQ.M  
 Shed: 106.20SQ.M

**TOTAL: 264.18SQ.M**

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