



26 Agnes Street, KINGSTON SE, SA 5275

Live, Work & Invest in the Heart of Kingston SE

Elders Kingston SE in conjunction with Professionals Kingston SE, are thrilled to present this rare and versatile property offering an unbeatable lifestyle and business opportunity right in the vibrant heart of Kingston SE.

Currently home to the well-known Trader Mick's Emporium, this prime property combines generous retail space with a comfortable residence-all on a spacious 965m² allotment. Whether you're an entrepreneur dreaming of running your own business, an investor seeking flexible returns, or simply looking for a unique coastal lifestyle, this property ticks all the boxes.

Key features you'll love:

- Prime commercial space of approx. 158m², perfect for retail, offices, consulting rooms, or even conversion into additional living areas (STCC)
- Adjoining residence featuring three spacious bedrooms, a cosy lounge with wood combustion heating, and an eat-in kitchen complete with dishwasher and ample storage
- Undercover rear entertaining area with pull-down blinds, overlooking beautiful gardens

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: 300P183843

SALE DETAILS

\$685,000

CONTACT DETAILS

Kingston

45 Holland Street

Kingston, SA

08 8767 4000

RLA: 62833

Kait Copping

0407 023 737

and lawn-a perfect private retreat

- Separate granny flat/office at the rear (currently under refurbishment) with plumbing in place for a bathroom and flexible layout for accommodation or workspace
- High ceilings and charming original features throughout
- Spacious secure backyard with storage sheds and plenty of off-street parking
- Solar power system (two systems approx. 4-5kW each) plus solar hot water for energy savings
- Approx. 5,500 litres of rainwater storage with pump
- Fantastic location just steps from Kingston SE's shops, cafes, and the stunning coastline

This is truly a property where you can live and work under the one roof-or explore the endless possibilities to reconfigure the spaces to suit your vision (STCC).

Bonus Option: The established Trader Mick's Emporium business is also available for purchase alongside the property, offering an instant income stream and local brand recognition.

Don't miss this exceptional chance to secure a slice of coastal living paired with business potential in one of South Australia's most sought-after seaside towns.

Contact Selling Agent Kait Copping on 0407 023 737 or kait.copping@elders.com.au to find out more or arrange your inspection.

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 975.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage









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