



## 1 Main Street, YANKALILLA, SA 5203

### Cute cottage in charming country setting

This historic cottage was constructed around the 1950s and was a modern update to the previous mud-daubed structure that housed the locally famous Doris Parkes, well known in the district for all her 95 years as not just a kind and generous lady but also a keeper of all manner of local information. She was said to keep the kettle ready with a selection of cake, slices and scones for the many visitors who would come to learn about this town's history. The home remains much the same as it was when built, with the addition of mains power and a modern upgrade to the outhouse!

The three main bedrooms all ooze character with lovely Art Deco ceiling roses. The main bedroom enjoys a brick fireplace with timber mantelpiece and stylistic Art Deco light shade. Big windows bring plenty of light, and the white walls and carpet feel bright and cheerful. The house is in good condition for her age but will need some love to bring it into today's modern standards.

The Aga in the kitchen/living space has seen many meals and would tell many stories if it could. Plumbing here is very simple with but one tap inside the house, and the outhouse was upgraded years ago to a 6 x 3 shed complete with an indoor olive tree and plenty of sun from the big windows and skylight panels.

**TYPE:** For Sale

**INTERNET ID:** 300P187613

#### SALE DETAILS

**\$499,000**

#### CONTACT DETAILS

**Normanville**

91 Main Road  
Normanville, SA  
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**Luke Hutt**

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Heading outside, this property is over 1250m<sup>2</sup> and backs onto a lovely stretch of creek line joining the Bungala River shortly past the property boundary. Two extra sheds are both around the 6m x 3m mark and have easy access to the main road. The rest of the yard enjoys established shade trees with a couple of old and gnarly but productive and tasty lemon trees.

This property is zoned Employment and could therefore be repurposed to light industry or commercial use (subject to council consents). It is also surrounded by open paddocks. The current neighbour would happily consider selling to make this property bigger and provide access to the whole riverbank, currently a beautiful park-like area studded with mature gums and a winter-running creek.

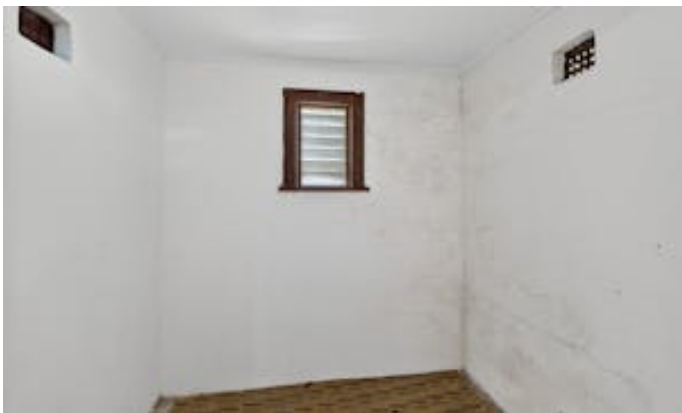
Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA 62833

Other features: Area Views, Bush Retreat, Carpeted, Close to Schools, Close to Shops, Creative, Openable Windows

- Land Area 1,257.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double garage





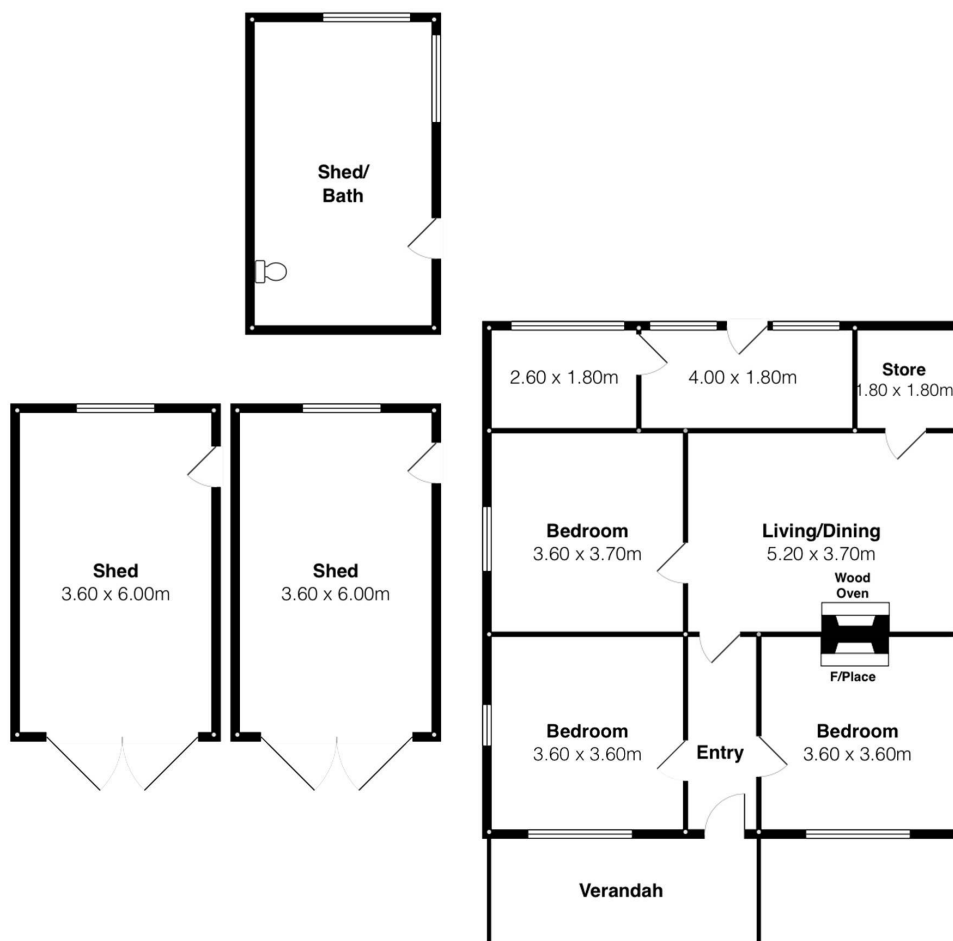












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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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