



34 Poynton Street, CEDUNA, SA 5690

Amazing Opportunity – Thriving Business & Investment Property in Coastal Ceduna

Are you looking for a smart investment opportunity in the picturesque seaside town of Ceduna, South Australia? Look no further! We are excited to present 37 Poynton Street, a unique freehold property offering a lucrative laundromat business, tenanted retail shop, and potential residential development – all in one prime location.

Property Overview

This substantial commercial building includes:

- A fully operational, high-performing laundromat business
- An adjoining tenanted retail shopfront currently leased to a popular local non-profit, "Flair on Eyre"
- Approved plans submitted to Council for conversion of the rear into a residential unit
- Additional potential for an extra shopfront or office space at the front of the building
- Located directly opposite Ceduna Foreshore Caravan Park and Hotel Motel, ensuring strong foot traffic from both locals and tourists

Business Features & Highlights

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: 300P187945

SALE DETAILS

\$390,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

Elaine Seal

0428 400 210

- **Modern Equipment:** Outfitted with state-of-the-art Maytag industrial washing machines, known for their reliability and performance, minimizing ongoing maintenance costs.
- **Eco-Efficient:** The business is powered by a solar energy system with battery storage, reducing operational expenses and carbon footprint. A bollarded above-ground gas tank efficiently fuels the machines.
- **Consistent Revenue:** This easy-to-run laundromat generates an average of \$720 per week, with plenty of scope to add value and expand services (e.g. dry cleaning, wash-and-fold, vending).
- **Established Customer Base:** Loyal local and tourist clientele ensure reliable repeat business.
- **Training Provided:** Owner is happy to provide support and training during the handover period for a seamless transition.

Additional Property Inclusions

- **Tenanted Retail Space:** "Flair on Eyre", a well-known volunteer-run arts and crafts shop, pays a modest monthly rent. The space includes:
 - o Large shopfront with fluorescent lighting
 - o Carpeted interior
 - o Two ceiling fans
 - o Wall-mounted reverse cycle air conditioning
 - o Access to rear utility rooms
- **Development Potential:**
 - o Plans submitted to develop the rear of the building into a residential unit, featuring access via two existing roller doors (one to be replaced with a glass sliding door).
 - o Opportunity to add an extra business or office frontage with the installation of a glass entry door.
 - o Includes a two-room office space connecting to the proposed residential unit or secondary shopfront.

Why Invest Here?

- **Prime Central Location** in a growing coastal community
- **Multiple income streams:** laundromat, shop rental, future residential and commercial tenancy
- **Sustainable operations** with solar power and modern machinery
- **Expansion-ready** with submitted development plans and flexible floorplan
- **Affordable Entry Price:** Competitively priced for the value on offer

Enquire Today

This is a rare opportunity to acquire a fully equipped, income-generating property in the vibrant heart of Ceduna. Whether you're an investor, entrepreneur, or someone seeking a coastal lifestyle change, 37 Poynton Street is ready to deliver returns and growth.

Other features: Close to Shops, Roller Door Access

- Land Area 428.00 square metres







