



## 28 Agnes Street, KINGSTON SE, SA 5275

### Residential Comfort Meets Commercial Potential!

Positioned in a prime main street location in the lovely coastal town of Kingston SE, this unique and versatile property offers the perfect blend of residential comfort and future opportunity. Formerly operating as a local general store, the property has since been thoughtfully converted into a functional and welcoming home while still retaining outstanding potential for dual-purpose use (STCC).

Constructed from solid stone, the home offers character, space, and flexibility across a generous 1,013m<sup>2</sup> allotment zoned Township Main Street (TMS). Whether you are looking to operate a business from home, secure an investment property, or simply enjoy a spacious residence in a highly exposed central location, this property presents a rare opportunity in the heart of town.

Inside, the home features three generous-sized bedrooms, a well-appointed kitchen with adjoining dining space, a large and comfortable lounge room, plus a dedicated office ideal for those working remotely or running a business from home. Outdoors, a private sitting area and low-maintenance yards make for easy everyday living.

There is currently a false wall with insulation dividing the residence from the shop front doors, this can be easily removed to convert the commercial space back to its former

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:** 300P196540

#### SALE DETAILS

**\$490,000 - \$520,000**

#### CONTACT DETAILS

**Kingston**

45 Holland Street

Kingston, SA

08 8767 4000

RLA: 62833

**Kait Copping**

0407 023 737

glory!

Enjoy the convenience of being just a short walk to shops, caf  s, hotels, and everything Kingston SE has to offer, all while securing a property packed with flexibility and future potential.

#### Property Highlights

- Prime high-exposure main street location
- Zoned Township Main Street (TMS)
- Potential for dual-purpose residential/business use (STCC)
- Solid stone construction
- 3 generous bedrooms
- Spacious lounge room plus office
- R/C Airconditioning
- Lovely kitchen with adjoining dining area
- Outdoor sitting/entertaining spaces
- Low maintenance yards
- Large 1,013m<sup>2</sup> allotment

Fantastic investment or lifestyle opportunity in a growing coastal town!

Contact Kait Copping on 0407 023 737 or [kait.copping@elders.com.au](mailto:kait.copping@elders.com.au) to find out more!

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 1,013.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage





