



39 Thomas Street, MINNIPA, SA 5654

Character, Space & Endless Potential on a Double Corner Allotment

If you're searching for something completely out of the ordinary, this one-of-a-kind property in the welcoming Eyre Peninsula township of Minnipa deserves your attention.

Positioned on a fully fenced double corner allotment with dual street access from Thomas and Verco Streets, this remarkable property offers exceptional space, versatility and a genuine walk-in, walk-out opportunity. Just a short stroll from the sporting complex, oval, community swimming pool, hotel, combined shop and post office, you'll enjoy the convenience of country town living in an active community.

Originally the Farmers Union commercial building, later operating as a tyre business, the property has now been transformed into an eclectic and spacious residence full of personality and potential.

Main Residence

The main building is an impressive galvanised shed measuring approximately 15m x 20m, featuring wide double driveway access from both streets. A sealed path leads to the front entrance, opening into a welcoming foyer complete with large front windows, concrete flooring, some with carpet squares, lighting, toilet facilities and plumbing provisions ready for a future shower installation.

A separate multi-purpose room with reverse cycle air conditioning provides flexibility as

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TYPE: For Sale

INTERNET ID: 300P197450

SALE DETAILS

\$135,000

CONTACT DETAILS

WUDINNA

44 Eyre Highway

WUDINNA, SA

08 8680 3300

RLA: 62833

Elaine Seal

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a home office, guest bedroom, TV room or additional storage.

Four steps lead into the expansive open-plan living area where creativity meets comfort. Timber flooring mostly covered with more carpet squares and floor mats, soaring galvanised walls and ceiling, abundant louvre windows and a centrally positioned slow combustion wood heater create a warm, airy living environment. Distinct living zones have been thoughtfully created using furniture and shelving, giving the home a unique warehouse-style feel.

The kitchen features generous preparation space, double stainless-steel sink, multiple refrigerators/freezers and a practical layout, with new vinyl flooring available for installation.

The spacious bedroom area includes a double bed, lounge, television and an uninstalled spa bath, while the remainder of the home offers multiple lounge areas, office space, extensive bookshelves, cupboards and entertainment collections.

Best of all, the property is being sold on a true walk-in, walk-out basis. Almost everything you see is included, including the furniture, books, tools, equipment and household contents, with only the vendor's personal belongings excluded.

Huge Second Shed

The adjoining 20m x 10m galvanised shed is equally impressive, featuring: Three-phase power; Concrete flooring ; Open frontage; Commercial halogen lighting; Laundry area with two working washing machines; Separate workshop space with extensive shelving and storage

The workshop comes packed with equipment including generators, band saw, welding machine, power tools, high-pressure washer, grinders, nail gun, whipper snippers, hand tools, two vehicles and much more making it ideal for hobbyists, tradespeople or anyone needing substantial workshop space.

Established Grounds

The spacious yard is easily accessible from both driveways and features a circular driveway around the central garden, allowing convenient vehicle access throughout the property. Established gardens showcase flowering prickly pear cactus, yakka's, geraniums and a variety of hardy plants that complement the relaxed country setting.

A Truly Unique Opportunity

This is certainly not your average home. It offers an abundance of space, character and versatility with enormous potential for someone looking to create something special. While the addition of a fully completed bathroom would further enhance the property, it already provides comfortable, practical living with room to make it your own.

Affordable, packed with inclusions and offering an incredible amount of infrastructure, this is a rare opportunity for buyers seeking something different.

A walk-through video is available for viewing online. If you're seeking something different, with space to live, work, and make it your own, this Minnipa gem deserves your inspection. Contact the agent today to arrange a viewing or request further information-opportunities like this don't last long!

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

Other features: 3 Phase Power, High Clearance

- Land Area 2,023.00 square metres

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- Building Area: 227.00 square metres
- Car Parks: 8
- Double garage







