



24 Musgrave Avenue, LUCINDALE, SA 5272

Renovate, Reimagine, Reward!

Positioned in the heart of Lucindale's main street and offered across two titles with Township Main Street zoning, 24 Musgrave Avenue presents a unique opportunity to secure a versatile property with the potential for multiple uses and income streams.

Combining commercial and residential spaces under the one roof, this property offers flexibility rarely found in the local market. Fronting Musgrave Avenue is a large open shop space, complemented by an adjoining office with direct main street access, providing an ideal setup for a retail business, consulting rooms, office premises or a range of commercial ventures (STCC).

To the rear of the building lies the residential component of the property, featuring four bedrooms, one bathroom, two toilets, a lounge room, kitchen and practical mud room. Whether you choose to live on-site while operating a business, lease the residence separately, or explore additional income-producing opportunities, the versatility on offer is significant.

Outside, the generous allotment includes a large historic shed with convenient main street access, along with a lean-to providing valuable undercover vehicle parking and storage space.

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: 300P197687

SALE DETAILS

\$200,000

CONTACT DETAILS

Kingston

45 Holland Street

Kingston, SA

08 8767 4000

RLA: 62833

Kait Copping

0407 023 737

While the property offers enormous potential, purchasers should note that renovation work is required. Sections of flooring have previously been affected by white ant activity and have since been treated. The property would benefit from further improvements both internally and externally, creating an exciting opportunity for buyers to add value over time and tailor the property to their needs.

Lucindale is a thriving rural township renowned for its strong community spirit, excellent sporting facilities, quality schooling and essential services. Centrally positioned within the Limestone Coast, Lucindale provides a relaxed country lifestyle while remaining within easy reach of Naracoorte, Kingston SE and Mount Gambier. The township continues to attract residents seeking affordability, space and a welcoming regional community.

Whether you're seeking a residence with business potential, an investment opportunity, or a project with scope to create something truly special, 24 Musgrave Avenue is a property that rewards vision and creativity.

Property Highlights:

- Two titles
- Township Main Street zoning
- Large commercial shop space with main street frontage
- Separate office with direct street access
- 4 bedroom residence to the rear
- One bathroom and two toilets
- Lounge room, kitchen and mud room
- Historic shed with main street access
- Lean-to undercover parking
- Potential for residential, commercial or mixed-use applications (STCC)
- Opportunity to renovate and add significant value
- Central Lucindale location close to township services and amenities

Contact Selling Agents;

Kait Copping / 0407 023 737 or kait.copping@elders.com.au

Lee Curnow / 0427 620 864 or email lee.curnow@elders.com.au

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 1,247.00 square metre
- Bedrooms: 4
- Bathrooms: 1

- Car Parks: 2
- Single garage





