



12 Fifth Street, MINLATON, SA 5575

Extremely Unique | Multiple Living and Income Options

A truly versatile property offering an exceptional amount of accommodation and flexibility-ideal for large families, multi-generational living, or investors seeking dual-income potential.

With an impressive 6 bedrooms, 2 bathrooms, 3 toilets, 2 kitchens/dining areas, 2 large living rooms plus a detached air-conditioned rumpus, this is a substantial holding with endless possibilities.

The Main Residence

The original stone home, approximately 100 years old, is beautifully preserved and complemented by a brick extension (circa early 1990s). Together they provide:

- 3 large bedrooms off a wide central hallway
- Spacious lounge
- Kitchen and dining area
- Modern bathroom and laundry

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: 61P1391

SALE DETAILS

Expression of Interest -
USP

CONTACT DETAILS

Elders Real Estate Yorke Peninsula

The Grainstore, 5 Main Street

Port Vincent, SA
08 8853 7018

Len Easter
0418 373 620

- Excellent overall condition throughout
- Rooftop solar and solar hot water system
- Electrical works have been updated with a compliance certificate available, and the property has benefited from pest inspections and preventative treatments.

A detached, lined shed has been utilised as a hobby room with air-conditioning-perfect as a home office, play room or teenage retreat. The original external toilet has been upgraded for modern convenience yet retains plenty of character.

Second Dwelling / Income Opportunity

Positioned separately and also fronting the street is a 3 bedroom, 1 bathroom residence featuring:

- Kitchenette / dining
- Large living room
- Separate power meter for easy management if leased independently

Previously operated as a shopfront, the entire property is approved for residential use, adding further flexibility and appeal.

Outdoors

The rear yard is a peaceful, productive space with a variety of fruit trees, herbs and established plants, providing excellent shade from the afternoon sun. Additional features include:

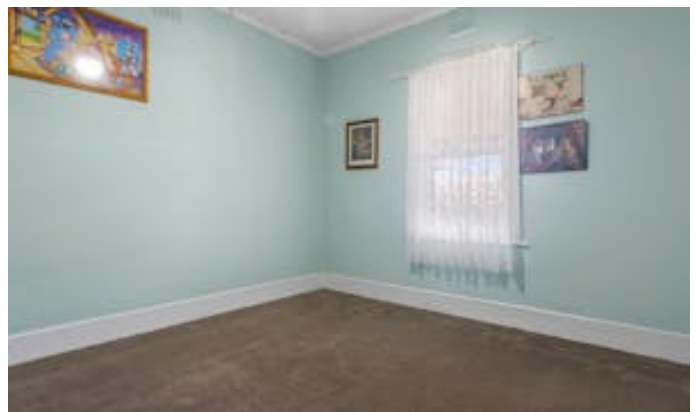
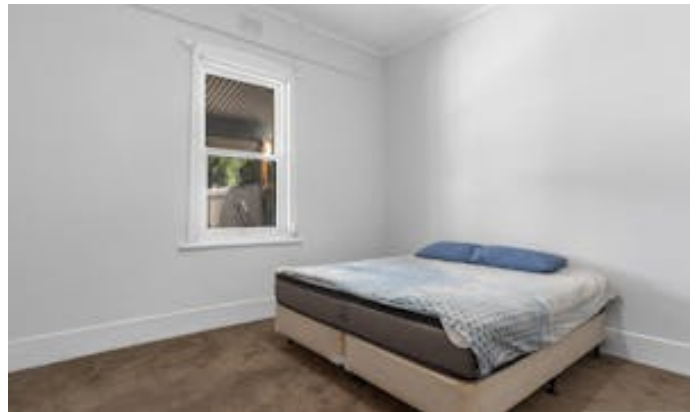
- Fully fenced yard
- Ample rainwater storage
- Driveway parking
- Single-bay shed with attached storage

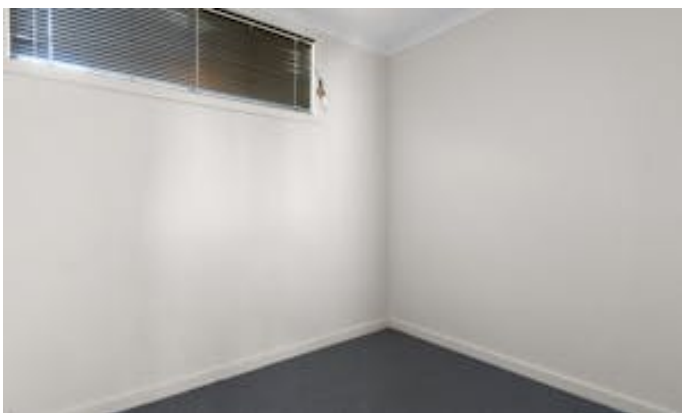
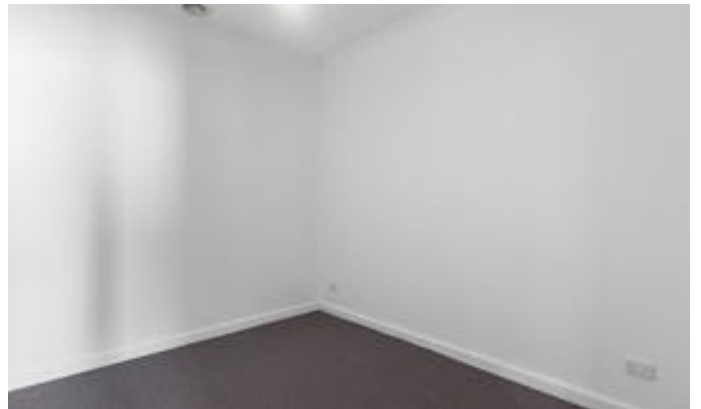
A rare opportunity offering scale, character, and adaptability-properties like this are seldom available and high interest is anticipated.

For sale by Expression of Interest closing noon on the 16th Feb 2026 - USP.

- Land Area 933.00 square metres
- Bedrooms: 6
- Bathrooms: 2
- Car Parks: 4











Living:	241.96sqm
Verandah:	135.40sqm
Garage:	25.50sqm
Shed/Shade House:	13.50sqm
Rumpus:	33.64sqm
Total:	450.00sqm

This drawing is for illustration purposes only.
All measurements are internal and approximate.
Details intended to be relied upon should be
independently verified.
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Elders
Yorke Peninsula