



**36-40 Ayr St, Jamestown**



## 'Old Belalie Hotel' Endless Possibilities Await

The iconic 'Old Belalie Hotel' a two-story landmark on a significant corner allotment in the heart of Jamestown. This historic pub holds countless memories for locals and offers the intending purchaser a multitude of opportunities.

Transform this piece of history into something extraordinary! This commercial property offers incredible versatility with single or multiple tenancies.

Renovations have commenced, providing a blank canvas for the astute buyer to design and execute their vision for this stunning stone building.

- 10 rooms (2 doubles, 4 singles) with ensuite provisions.
- Pre-fabricated balustrade for the full length of the balcony (\$25,000 value, buyer to install).
- Local contractors have updated electrical wiring through the front and side bar, also completing the central electrical switchboard.
- Plumbing upgrades on both levels.
- No heritage listing, allowing for creative freedom in the redevelopment.

Jamestown, the gateway to the north, is a thriving regional centre welcoming a growing number of tourists. This presents a unique opportunity for the intending purchaser offering the flexibility of a number of commercial pursuits

14 2 1,559 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	11256
<b>Land Area</b>	1,559 m <sup>2</sup>
<b>Office Area</b>	326 m <sup>2</sup>
<b>Warehouse Area</b>	422 m <sup>2</sup>

### Agent Details

James Wardle - 0407 362 105  
Sarah Noonan - 0436 949 272

### Office Details

Jamestown  
70 Ayr St Jamestown, SA, 5491  
Australia  
08 8664 1599

STC.

This character stone building is set on a 1,559m<sup>2</sup>\* corner allotment, holding scale in the main street of Jamestown. With a 21m\* frontage to Ayr Road and 72m\* frontage to Irvine Street.

Jamestown is a charming rural hub nestled within the Mid North of South Australia, boasting a rich history and a vibrant community. Explore the tree-lined main street, visit the birthplace of R.M. Williams, and immerse yourself in the beauty of the nearby Bundaleer Forest Reserve.

Discover the possibilities that await at the 'Old Belalie Hotel'

For more information and to schedule an inspection, call James on 0407 362 105 or Sarah 0436 949 272

For Sale - \$240,000 + GST

Land Size: 1,559m<sup>2</sup>\*

LGA: Northern Areas Council

Zoned: Township Activity Centre

Please note some photos were taken in 2021

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.