

Under Contract



5 Port St, Gladstone



## The Former Booyoolie Hotel - A Rare Historic Offering

This solid 1873-built former Booyoolie Hotel offers 6+ bedrooms, 3 bathrooms, and multiple living or reception areas. Now presented to the market, this iconic property represents a rare opportunity to own a piece of South Australian history, with exceptional potential as a commercial enterprise, family residence, or a combination of both.

Retaining key original features such as high ceilings, polished timber floors, and a restored timber staircase, the property blends historic charm with practical functionality.

Currently home to the Booyoolie Brew, the ground floor includes:

- Four versatile reception rooms, currently used as a sitting room with combustion fire, dining areas, and a kids' playroom
- A large stainless steel kitchen featuring a Westinghouse gas stove, double sink, dishwasher, and ample storage and prep space
- A heritage-style bathroom with clawfoot bath, toilet and basin, plus separate men's facilities
- A spacious all-weather entertaining area at the rear, fully enclosed with glass sliding doors – ideal for private functions or relaxed family use

6 3 4,196 m<sup>2</sup>

**Price** \$800,000 to \$820,000  
INC GST

**Property Type** Residential

**Property ID** 11799

**Land Area** 4,196 m<sup>2</sup>

### Agent Details

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### Office Details

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Real Estate

- A separate ensuited bedroom with adjoining lounge (or optional extra bedroom), perfect for guest accommodation, manager's quarters, or a private retreat

The upper level is currently configured for private family use and includes:

- Five generously sized bedrooms plus a separate office
- A large lounge room with French doors, split system air conditioning, and ornate fireplace
- A bathroom with shower, toilet and vanity.
- Two storage rooms

Outside, the property features a 70' x 30' Colorbond shed complete with a sunset mural. The shed is equipped with a 20kW solar system and 3 phase power providing additional functionality – ideal for a workshop, storage, or possible income-generating use.

A significant investment opportunity with strong income potential, driven by key local projects in the region creating high demand for accommodation.

The property is ideally positioned to meet this growing demand, with its fully equipped café/restaurant forming the heart of a strong hospitality offering, complemented by flexible accommodation options.

The hospitality component presents a unique advantage, whether operated in-house or leased to a third party, it offers excellent potential to attract both local trade and guests staying on-site. With indoor and outdoor dining areas, kitchen facilities, and a welcoming layout, it's ready to be brought to life with minimal additional investment.

Significant works have already been undertaken across the property, delivering a turnkey opportunity for investors or owner-operators to step in and immediately capitalise on the region's growth and demand.

The property offers two titles with a combined area of approximately 4,196m<sup>2</sup>\*

LGA: Northern Areas Council

Zone: Employment & Neighbourhood

CT: 6220/639 & 640 RLA228106

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