



5 Port St, Gladstone



The Former Booyoolee Hotel - A Rare Historic Offering

This solid 1873-built former Booyoolee 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 Booyoolee 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
- A separate ensuited bedroom with adjoining lounge (or optional extra bedroom), perfect for guest accommodation, manager's quarters, or a

🛏 6 🗺 3 📏 4,196m2

Price \$745,000 to \$765,000

Property Type Residential

Property ID 11799

Land Area 4,196 m2

Agent Details

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Office Details

Crystal Brook

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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.

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, 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 4,196m²*

LGA: Northern Areas Council

Zone: Employment & Neighbourhood

CT: 6220/639 & 640 RLA228106

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