

11202 Augusta Hwy, Warnertown







Hotel, Town Hall & 5 Allotments | Lifestyle, Income & Land Upside

4 2 2

Price	$1.1m
Property Type	Residential
Property ID	11911

Proudly positioned along the Augusta Highway, the Flinders Rest Hotel offers a rare opportunity to secure a substantial holding combining lifestyle scale, income potential, and five separate titled residential allotments to the rear — all in one line.

This versatile property includes established hotel infrastructure, a separate four-bedroom residence, and the adjoining town hall, creating a flexible asset suited to a range of lifestyle, business, or investment outcomes.

On the market for a short time only!!

The vendor is prepared to retain the investment but, with retirement on the horizon, is offering this opportunity to the market before making adjustments to suit their lifestyle in the immediate future.

Key Features

- Established hotel with bar, dining areas, kitchen, and beer garden
- 57kW solar system supporting the property
- Separate 4-bedroom, 2-bathroom residence
- Adjoining town hall included in the sale

Agent Details

Lee Jackson - 0427 440 954

Office Details

Port Pirie
90 Florence Street Port Pirie, SA,
5540 Australia
08 8633 4555

WARDLE Co. Real Estate

- Rear access, yard space, and garage

Land Component

- 5 separate titled residential allotments totaling approx 5500m2
- One allotment serviced with septic, water, and power
- Remaining allotments ready for future development (STCC)
- Offered as a whole – not individually
- Indicative value approx. $50,000 per allotment

Opportunity

- Live on-site with scale and flexibility
- Generate income or reposition the asset (STCC)
- Develop, sell, or land bank the allotments
- Expand into events, accommodation, or alternative ventures

Call to Action

Opportunities of this scale and flexibility are rarely offered. Enquire today to secure your interest before the vendor explores alternative pathways.

Disclaimer

All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee its correctness. Interested parties should make their own enquiries and seek independent advice.

RLA228106

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