







TWO TORRENS TITLES: CHARACTER COTTAGE + ADJACENT VACANT ALLOTMENT

Sited on 826m2, a renovated 1900's character cottage plus an adjacent vacant allotment with planning approval in the heart of Moonta provides an ideal opportunity for the smart investor. Moonta with its prosperous history defined by the rich copper mining boom beginning in 1861 is located less than a 2-hour drive from Adelaide. 101 George provides the perfect spot for weekend getaways, a place to retire, for families seeking a community to call home or for savvy investors with a potential dual income. A character cottage plus vacant allotment with multiple options and all the hard work done, EUREKA!

The entire site is 826m2 with the cottage sited on 540m2 and the vacant allotment totalling 286m2. The vacant allotment is a cleared site with planning approval for a Torrens Title single storey dwelling adjacent the cottage.

101 George is a symmetrical stone cottage built in 1900, in the main street of Moonta. The property has been diligently restored to incorporate 3 bedrooms, a central living zone, modern kitchen, laundry, plus family bathroom with separate toilet for everyday family convenience. The original charm of the cottage has been retained but with the modern comforts to suit the way we live today. The kitchen includes timber bench-tops, brushed brass mixer tap, ample cabinetry with soft closed drawers, dishwasher, electric oven and cook-

3 1 2 826m2

Price	SOLD for $616,000
Property Type	Residential
Property ID	12074
Land Area	826 m2

Agent Details

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Office Details

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top plus canopy rangehood. The pantry includes a provision for the microwave and coffee machine. The family bathroom is well-appointed with freestanding bath, walk-in shower and a good size vanity with quality fixtures and fittings including brushed brass tapware and stone benchtop to vanity.

Central to the cottage is the living space with original fireplace, oak style laminate boards and for year-round comfort, a split system air-conditioning unit with capacity for 5kws of cooling and 6kws of heating. Completing the space is feature pendant lighting and electrical/TV points for the all-important wall hung television unit. Adding to the warmth of the cottage is three good sized bedrooms, all with their own unique personality, one with an original fireplace, one with feature bronze olive wall paneling and another finished with a hint of sage. Additional features include: a new roof, NBN, new insulation, freshly landscaped front and rear yard, sensor lights, rainwater tanks, downlights to kitchen/bathroom/laundry, feature pendant lights, electric hot water system, oak laminate boards to living, hall and bedrooms, travertine look tiles to wet areas and kitchen.

The secure rear yard provides ample room for children to play and pets to roam plus plenty of space for a large shed or carport subject to planning approval.

Located within a short stroll to the Moonta town centre, the location is exceptional. Walk to the supermarket for all your daily needs, a meal at the pub or a bite to eat at a choice of cafes, restaurants and bakeries. A 10-minute commute will see you at beautiful Moonta Bay where the family can enjoy the beach, a spot of fishing or Splash Town for the kids. Two titles plus a renovated character cottage and vacant allotment equals multiple options for the smart investor. Contact the Agent to view strictly by appointment only.

Zoned/ Neighbourhood

Council/ Copper Coast Council

Council Rates/ $1,843.50 per annum includes CWMS

RLA228106

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