



74 Main Street, Brinkworth



## The Junction Hotel: Iconic Country Pub & 10-Bedroom Lifestyle Opportunity

The Junction Hotel offers a rare chance to secure a substantial stone property with space, character, and flexibility—perfect for those chasing a genuine change of pace. This is a remarkable offering, blending country lifestyle, opportunity, and exciting business potential. More than just a venue, The Junction Hotel is a true community hub—a place where locals gather, stories are shared, and connections are made. The sense of belonging here is unmistakable.

Let's step you through the property.

Positioned in the peaceful rural township of Brinkworth, the property enjoys proximity to some of South Australia's most desirable destinations. Set on approximately 3,300sqm across three allotments on a single title, this grand stone residence delivers room to grow, unwind, and create something truly special.

The heart of the property lies in the section currently operating as the pub. The bar serves as a natural gathering point, flowing through to a relaxed dining area, adjoining pool room, and beer garden—creating a space that invites easy entertaining. Whether retained in its current form or reimagined to suit a more private lifestyle, this zone offers incredible flexibility and atmosphere. Separate

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**Price** \$520,000  
**Property Type** Residential  
**Property ID** 12259

### Agent Details

Lauren Ferme - 0466 072 288

### Office Details

Clare  
190 Main North Rd Clare, SA, 5453  
Australia  
08 8842 1154

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Co.  
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male and female amenities add practicality, while the fully equipped commercial kitchen—fitted with stainless steel appliances—supports a well-established trade currently operating from Thursday to Sunday. Offered as a going concern, on a walk-in, walk-out basis, allowing the new owner to step straight in and continue trading seamlessly from day one.

Moving through the home, the scale becomes clear. Expansive carpeted living areas provide comfort and versatility, complemented by two combustion heaters for cosy winters and ducted evaporative air conditioning for year-round comfort. The 10-bedroom residence offers outstanding flexibility, easily accommodating large or extended families while also presenting potential for guest or short-term accommodation (subject to the necessary consents). With its adaptable layout, the property lends itself to a variety of living arrangements, ideal for those seeking both space and future opportunity.

Adding to the property's features is an impressive 20kW solar system, helping to significantly reduce ongoing power costs while supporting the demands of a home of this scale. An additional detached building offers exciting scope for those with vision, with potential to be transformed into guest accommodation, a studio, workspace, or additional storage—adding flexibility and future value to an already versatile property.

This is a property that invites you to embrace a hands-on, rewarding country lifestyle—where running a local pub becomes part of your everyday rhythm. With the scale and flexibility of the building, there's a unique opportunity to live on-site while gradually shaping the property to your vision over time. Whether you continue its current use, diversify its offering, or adapt the spaces to suit your own lifestyle, the possibilities here are broad and adaptable, allowing you to create a balance between home, business, and future potential.

Offered for sale as a freehold and business at \$520,000, The Junction Hotel presents an exceptional opportunity to secure both lifestyle and income as a unique package.

Lauren Ferme

Wardle Co Real Estate

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