







A Landmark of History, Creativity & Possibility

3 1 2 1,012m2

There are properties that offer a home, and then there are properties that offer an opportunity to become part of something much bigger. Rich in history, cultural significance and individuality, this remarkable former general store offers a property experience unlike any other.

An enduring part of Koolunga's history, the property retains its original shopfront and carries a story that extends well beyond its former life as the town's general store. It went on to become the first Australian Aboriginal artist retreat, establishing a unique creative legacy that continues to this day. In 2024, the property was recognised with the prestigious SALA Best Venue Award, further cementing its place within South Australia's creative landscape.

Today, behind its historic facade, the property offers an entirely private residential setting, with a flexible floorplan that provides both comfortable accommodation and exceptional scope for reinvention.

The existing layout comprises three bedrooms, a generous central living area, separate family room, sunroom and eat-in kitchen, complemented by a combined main bathroom and laundry. Recent improvements include the repointing of the cellar and the installation of timber floorboards, thoughtfully

Price	$420,000
Property Type	Residential
Property ID	12812
Land Area	1,012 m2

Agent Details

Lauren Ferme - 0466 072 288
Sarah Noonan - 0436 949 272

Office Details

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

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enhancing the property's existing character while allowing its history to remain at the forefront.

At the heart of its appeal is the substantial original general store room. Its impressive proportions present an opportunity rarely found in residential property, offering the freedom to create an expansive living environment, an artist's studio, gallery or an entirely new concept. The possibilities are limited only by imagination and the relevant planning approvals.

The grounds offer an equally compelling extension of the property's story. The garage provides further scope for a workshop or additional storage, while the existing backyard and a second toilet creates a wonderful setting for outdoor entertaining. Together, these spaces lend themselves to a lifestyle that embraces creativity, connection and the freedom to do something a little different.

Despite its prominent main street position, the property offers a wonderfully residential environment, allowing its next owners to enjoy the best of both worlds. Set within the welcoming township of Koolunga, in South Australia's Mid North, it presents an opportunity to embrace country living while becoming part of a close-knit regional community.

More than a residence, this is a property with a past worth preserving, and a future waiting to be imagined.

$420,000

Lauren Ferme

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