

Sold



10 John Street, Spalding



## Stone Cottage awaiting final restoration

Nestled in the quaint countryside of Spalding, a small, laid-back town in South Australia, this charming stone cottage awaits transformation. Spread across three titles with no close neighbors, the property offers seclusion and space, making it perfect for those yearning for the peaceful country lifestyle.

Step through the front door and you're greeted by a spacious lobby/mudroom, an ideal spot for hanging coats and hats. Inside, the cottage features rustic polished pine floorboards that guide you to the two bedrooms and lounge room.

The lounge radiates warmth with its slow combustion heater, inviting you to unwind and relax. Meanwhile, the kitchen, recently renovated, eagerly awaits your personal touch. New cabinetry, benchtops, and a pressed tin splashback provide a fresh canvas, although the 900mm oven with gas cooktop will require replacement.

While the bathroom remains functional, it's in need of a little tender loving care, particularly with certain tiles requiring repair. Outside, a separate laundry offers convenience with its concrete floor and double wash trough.

This property presents itself as a renovation project bursting with potential. For those with a vision to restore and revitalize its character, it offers plenty of

 2  1  3  3,580 m<sup>2</sup>

**Price** SOLD for \$258,000

**Property Type** Residential

**Property ID** 9705

**Land Area** 3,580 m<sup>2</sup>

### Agent Details

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### Office Details

Jamestown

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opportunities. Embrace the slower pace of country living in Spalding, where the simplicity of life harmonizes with the beauty of nature. Create your own rural retreat in this charming stone cottage, and let its story unfold under your care and creativity.

CT5896/813 & 814, CT5723/537

Zoned: Employment and Neighbourhood

Land Size: 3,598 sqm approx.

LGA: Northern Areas Council

Council Rates: \$1,533 approx 2023/2024

RLA228106

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