



## QUORN NEWSAGENCY - FREEHOLD & BUSINESS

Quorn News Agency and Gift Shop for Sale - Prime Opportunity in the Heart of Quorn

**Location:** Quorn, Flinders Ranges, SA

### Property Overview:

- **Residence:** Three bedrooms, Lounge and bathroom upstairs, kitchen/dining area downstairs
- **Land Size:** on two large allotments totaling approximately 1380m<sup>2</sup>.
- **Access:** Dual access from First Street to both a double garage and an old bakery (potential for a second source of revenue, such as a pizza shop).
- **Frontage:** Fronting Sixth Street.

### Business Overview:

- **Services:** The only Xlotto agency in town, selling all newspapers, magazines, gift cards, stationery supplies, and gifts.
- **Gift wares:** from kids toys to boardgames & knick knacks.
- **Craft & Hobbies:** all your essential craft and sewing needs

### Sale Details: Freehold Sale

- **Type:** Walk-In Walk-Out Inc. Stock.

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**Price** SOLD for \$410,000

**Property Type** Residential

**Property ID** 9918

**Land Area** 1,382 m<sup>2</sup>

### Agent Details

Lee Jackson - 0427 440 954

### Office Details

Port Pirie

90 Florence Street Port Pirie, SA,

5540 Australia

08 8633 4555



**Location Highlights:** Quorn is a picturesque town in the Flinders Ranges, renowned for its scenic beauty and as a popular backdrop for films and television. Notable productions filmed in Quorn include Gallipoli, The Shiralee, The Tracker, The Water Diviner, Stan's series The Tourist, and the Wolf Creek mini-series. Quorn was awarded the 2022 SA Tourism "Tiny Tourism Town" and serves as an ideal base for exploring the delights of the Flinders Ranges, such as the Pichi Richi Railway steam train.

**Contact Us:** Seize this unique opportunity to own a thriving business and residence in one of South Australia's most charming towns. For more details or to arrange a viewing, please contact Lee Jackson on 0427440954.

### **Why Quorn News Agency and Gift Shop?**

- **Prime Location:** Situated in a town known for its historical and cinematic significance.
- **Growth Potential:** With dual access and an old bakery ready for a new venture, the potential for growth is immense.
- **Energy Efficiency:** 40 solar panels reduce energy costs and support sustainability.
- **Enhanced Security:** New roller shutters provide added protection.
- **Modern Upgrades:** Completely re-wired electrical ensures safety and reliability.
- **Community Hub:** As the sole Xlotto agency in town, this business is an essential part of the community.

Don't miss out on this exceptional opportunity to own a piece of Quorn's vibrant community and enjoy a lifestyle in the stunning Flinders Ranges.

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