



38-40 Riddoch Street, Penola



## Two Titles – Diversity + Opportunity

Rarely does an opportunity as diverse as this one present itself in Penola. On offer - two titles, over 2,300m<sup>2</sup> (in total) in undeniably one of Penola's premium locations; Riddoch Street. Here, you are a just metres from the main street, and all historical and charming Penola has to offer.

Please note that the "Penola Fantasy Theme Park" which is currently housed in the premises, is winding back operations, and all associated fittings and fixtures are currently in the process of being removed.

The breakdown;

Title one | 40 Riddoch St – The Cottage

Here presents itself your chance to own a piece of Penola's history. Situated at the rear of a huge 1,296m<sup>2</sup> allotment, a charming one-bedroom cottage built by 'Penola's founder' Alexander Cameron in the 1850's. The cottage has been impeccably restored making this perfect as an Airbnb or an excellent starting point to expand and build onto as part of a larger home (STCA). Take advantage of the tourism the Coonawarra wine region brings to town, a great opportunity for additional cottages / suites for holiday

🛏 4 🚿 4 🚗 8 📏 2,309 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	707
<b>Land Area</b>	2,309 m <sup>2</sup>

### Agent Details

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### Office Details

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accommodation (STCA). The title also offers;

- Attractive large rotunda and smaller gazebo to cottage garden.
- 25,000L Rainwater.
- 5 kilowatts solar power.
- Carport.
- Double length garage.
- Enclosed yard with good fencing.
- Large car park to Riddoch Street.

Rates | \$2,202.75 per annum.

#### Title two | 38 Riddoch St – Commercial Space (STCA)

Much of this 1,013m<sup>2</sup> allotment consists of a warehouse type structure, lending itself to a diverse range of uses; A boutique winery, distillery or farm produce store are just a few that spring to mind (STCA). The property consists of two large adjoining solid stone clear span structures. Off of this, a double shed / workshop, pergola, multiple washroom amenities, kitchenette, and sundry multipurpose rooms which could be used as bedrooms, offices or anything in-between. Previously this property has operated as the much-loved kindy, a backpackers and more recently, the “Penola Fantasy Theme Park”. This really is a versatile package.

Rates | \$1,813.65 per annum

A large double allotment with history and opportunity on premier Riddoch Street. Call Meg 0407 740 034 or Karly 0438 339 729 today to discuss your potential plans today.

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