



FOR SALE

REDUCED FOR IMMEDIATE SALE IDEAL INVESTMENT – QUALITY BED AND BREAKFAST AND SEPARATE RESIDENCE – EXCELLENT RETURNS - FREEHOLD PROPERTY

When you approach the Property, you will be greeted by large verandah with some fruit trees (watered front Grey water)

Solar panels and Battery provide most of the power to this property.

BED AND BREAKFAST

The B & B has its own private entry and personalised parking.

Inside the Entry you will be lead downstairs past the Kitchenette into the main living area.

Two bedrooms easily sleep four as a family or two doubles as couples.

It has it's own self-contained laundry / shower / toilet.

With an indoor & outdoor BBQ area one depending on the season

The B&B is connected to the main House via a tunnel

RESIDENCE (SECOND B & B)

The main Dugout consists of a well appointed kitchen, the bathroom is fully fibreglass lined and insulated with a ducted fan.

The lounge area has a fireplace for those extra cold winter nights which will make the whole of the dugout quite cosy.

Separate Kitchen with Meals area with plenty of storage

Equipped with Cel Fi for easy use of mobile phones

The two bedrooms easily accommodate Queen sized beds with built in robe

The study / office could double as a third bedroom if needed having an external door exit or entry.

Even though the B and B is currently closed, it had a 4.9 star rating when it was open

See this link

https://www.tripadvisor.com.au/Hotel_Review-g255094-d1216146-Reviews-Down_to_Erth_B_B-Coober_Pedy_South_Australia.html

RLA 269823

5 BED | 2 BATH | 2 CAR

PRICE:

EXPRESSIONS OF INTEREST BY
10TH DECEMBER 22

OPEN FOR INSPECTION:

N/A



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