



FOR SALE

ICONIC COUNTRY PUB - READY TO GO!!

Step into a rare opportunity to own a true piece of South Australian country history with the iconic Caltowie Hotel — proudly serving locals, travelers and the farming community for more than 140 years.

Positioned just 10 minutes from Jamestown, the Caltowie Hotel offers the perfect blend of historic charm, country hospitality and exciting future potential. After 15 years under the current ownership, this much-loved establishment is now ready for new owners, new stories and new patrons to continue its legacy.

This is a genuine turnkey opportunity with the hard work already done. The inviting front bar is fully operational with cold beers on tap, stocked bar fridges and a warm country atmosphere locals and visitors alike instantly feel at home in. The fully established commercial kitchen is ready to serve, making it ideal for continued meal service, events, functions or tourism trade.

The hotel features multiple dining areas, a comfortable beer garden perfect for year-round outdoor dining and live music, plus an additional fenced courtyard suitable for campers, caravanners and travelers passing through the region.

Accommodation is a major feature of the property, offering 9 comfortable guest bedrooms and 2 bathrooms, catering for up to 16 guests. Air-conditioned throughout with both short and long-term accommodation options available, the hotel is perfectly positioned to capture tourism, contractor and regional worker demand.

Features include:

- 140-year-old historic hotel full of character and local history
- Comfortable accommodation for up to 16 guests
- 9 bedrooms and 2 bathrooms
- Air-conditioned guest and dining areas
- Friendly country atmosphere
- Front bar with beers on tap and fully stocked service area
- Fully equipped commercial kitchen ready to operate
- Multiple indoor dining and function spaces
- Beer garden ideal for live music and outdoor entertaining
- Additional fenced courtyard for campers and travelers

0 BED | 0 BATH | 0 CAR

PRICE:

\$1.2m - open to offers

OPEN FOR INSPECTION:

N/A



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