



"One of Strathalbyn's Wonders"



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## 1-3 Swale Street Swale Street, Strathalbyn

Sold

Every now and then something truly remarkable becomes available within the Strathalbyn market.... Today is that day. Take a deep breath and get ready to inspect something like you've never seen before...

Positioned smack bang in the heart of the beautiful Strathalbyn and around the corner from Historic High Street is this rare opportunity to secure two classic stone maisonettes on one title. The iconic pair were constructed all the way back in 1865 and have recently been brought back to their former glory. The irregular shaped allotment of some 673m<sup>2</sup> is deceptively large and has valuable access to the rear via a lane perfect for vehicle garaging.

As the property sits within the district town centre it has the unique potential to be utilised as a commercial property (subject to council consents) which adds another string to the bow. Over the past 12 months one of the maisonettes has been used as holiday accommodation via Air BnB, proving to be very successful. Each of the properties are near stand alone with each having their own power meter and SA water which is a massive advantage to the astute buyer looking to capitalise on their investment. The options are truly endless!

Maisonette one- "The Residence"

The two-bedroom residence is just magnificent featuring original concave ceilings, low door

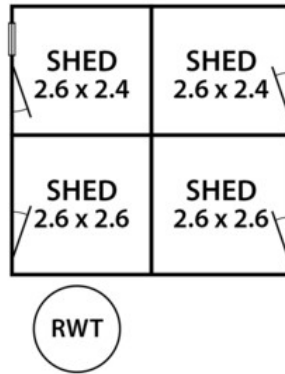
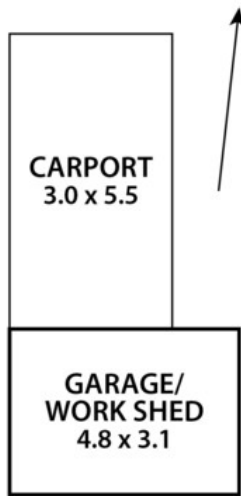
Property ID:	L444357
Property Type:	House
Building / Floor Area:	21
Garages:	1
Carports:	1
Land Area:	673.0 sqm

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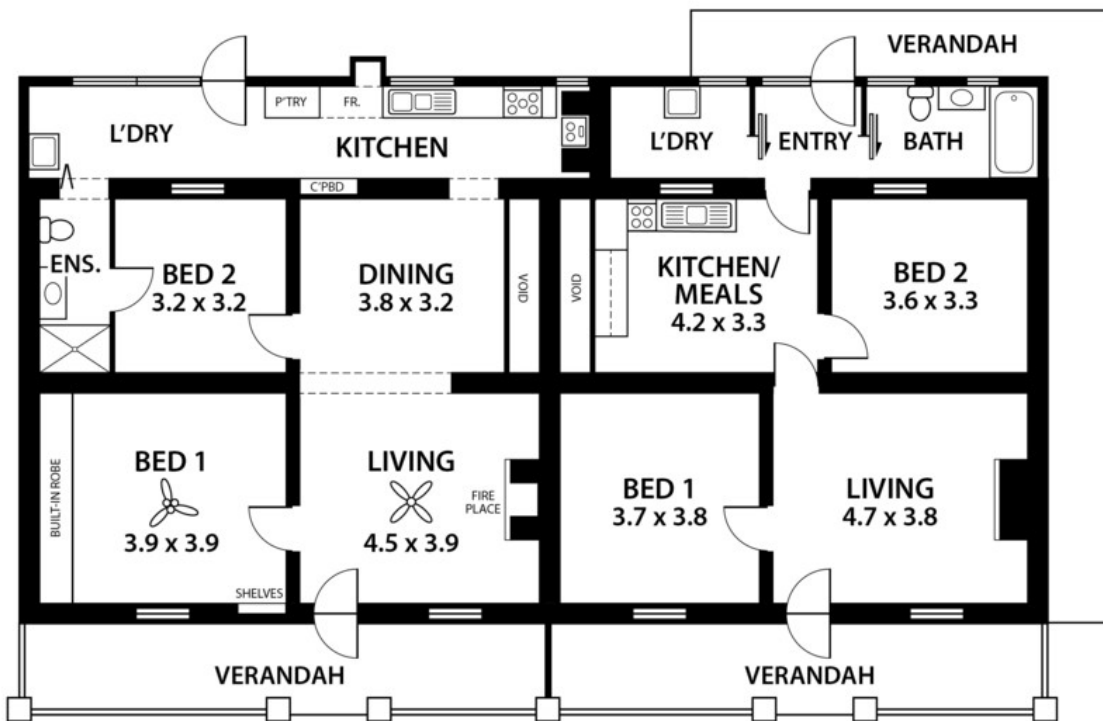
ways, original wood stove and charming period features. The floor plan is a big surprise featuring master bedroom with built in wardrobes, lounge with combustion heating / air conditioning, dining area, lavish modern kitchen with 900mm oven, north facing porch and bathroom. Outside is nothing like you'd expect, come and be surprised with the generous sized yard, shedding and various improvements! Just unbelievable stuff!

Maisonette two- "The BnB"

So inviting! Stunning shabby chic vibe with all the mod cons you'd expect when spending a night in beautiful Strathalbyn. The classic 2-bedroom home features master bedroom and lounge with polished floors (R/C A/C in lounge), eat-in modern kitchen, laundry space and bathroom. Outside is a lovely courtyard style garden with original character garden shed. The ideal Fleurieu Peninsula escape so close to all!



AREA	
LIVING:	196.2 m <sup>2</sup>
VERANDAHS:	55.2 m <sup>2</sup>
GARAGE / WORK SHED:	13.2 m <sup>2</sup>
SHEDS:	26.0 m <sup>2</sup>
CARPORT:	16.7 m <sup>2</sup>
<b>TOTAL:</b>	<b>307.3 m<sup>2</sup></b>



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