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Welcome

Hello,

My name is Robert Stell and I am the selling agent for this property.

Thank you for your interest. You should find everything you need to know about the property in this eBook. However, should you have any questions at all, please don't hesitate to contact me.



ROBERT STELL

LICENCEE

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Having lived all his life in the northern suburbs, Robert is now enjoying raising his next generation of five children with the same nurturing environment that has sustained his enthusiasm for life and all that it has to offer. Everyday life within the Stell family is an appreciation of what the local community has to offer, from attending local schools and sporting events, to the simple necessity of grocery shopping. Relaying information about the area's amenities to people new to the community as only a local who lives here could know, plays an important role in Robert's success not only as an Agent, but as a community member.

Having successfully set up three local retail businesses, Robert knows the value of understanding the customers needs and appreciating their individual circumstances. Coupling this with his vast local knowledge and superior negotiating skills has ensured his success in Real Estate in a relatively short period of time.

Robert's easy going and affable nature belies his fierce determination to be the very best at everything he does. This reflects in his ability to put his clients at ease and take the stress out of buying and selling a home.

Knowing that you have the right person working for you to achieve the best possible price in a time frame that suits you, leaves you to just enjoy the experience of moving on to a better place in life. Robert's high volume of repeat business and word-of-mouth recommendations are testimony to his high standard of work ethics and delivering what he promises.

Property Details



41 Gawler Street, Nuriootpa

Prime Commercial Opportunity in the Heart of the Barossa



High-exposure commercial property presents an exceptional opportunity to secure a foothold in the thriving Barossa Valley. Positioned along Nuriootpa's main thoroughfare.

Offering excellent street frontage, strong passing traffic, with ample parking, the property is suited for a range of business uses including retail, office, consulting, or hospitality (STCC). The flexible layout allows for immediate occupation or potential reconfiguration to suit your business needs.

Set on a valuable allotment with convenient access and on-site/customer parking potential, this is an outstanding opportunity for owner-occupiers and investors alike.

Key Features:

- Prominent main street location with high visibility
- Flexible floorplan suitable for a variety of uses (STCC)
- Strong foot and vehicle traffic exposure
- Generous allotment with future potential
- On-site access and parking options
- Located in the heart of the Barossa's commercial hub

Surrounded by established businesses and just moments from key local amenities, this is a rare chance to secure a premium commercial position in a tightly held location.

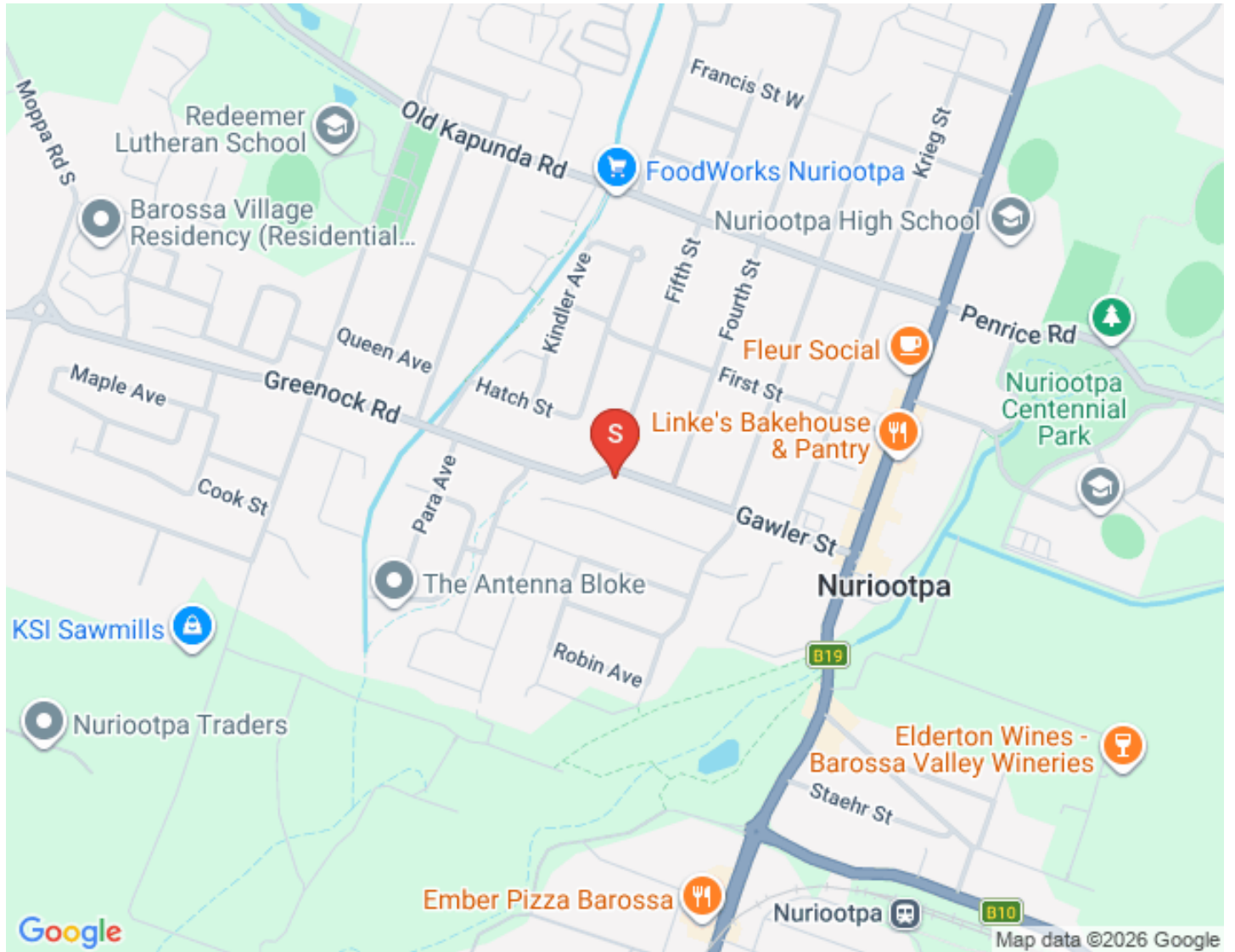
Enquire today to capitalise on this outstanding opportunity.

First National Real Estate Peoples' Choice - RLA222770

Property Features

Key features of the property

Property Location



Key Documents

[Form R3](#)

Make an Offer

[Offer Form](#)

Please Note

An offer form is not a contract of sale document. An offer may be withdrawn at anytime before signing the contract of sale. Contracts of sale are also subject to a 2 day cooling off period (exercisable by the purchaser) under section 5 of the Land and business (Sale & Conveyancing) Act 1994.

Thank you

Thank you for viewing the property at 41 Gawler Street Nuriootpa. If you feel this home is right for you and you would like to make an offer or if you have any questions regarding the buying process please don't hesitate to contact me.

If this property is not quite what you're looking for go to the **Buyer Registration** tab and complete the details - that way we can tailor our property search to your exact needs and alert you as soon as suitable properties become available, if not already.

Again, thank you for viewing this property.

Kind regards,

Robert Stell
Licencee
08 8523 4111
robert@firstnationalgawler.com.au

Buyers Registration

Would you like to know about our newest listings before everyone else?

Great! We want you to be first to know too.

Give us your wish list and we'll make sure that you receive VIP alerts the moment we begin marketing. If your search criteria changes, just update our system whenever you like.

Putting you in control is just another way that 'We put you first'.

Let us know what you're looking for by completing the form below and we'll be sure to let you know the instant we list a property matching your criteria.

- | | |
|---|--|
| <input type="checkbox"/> All | |
| <input type="checkbox"/> Acreage/ Lifestyle | <input type="checkbox"/> Duplex/ Semi-Detached |
| <input type="checkbox"/> House | <input type="checkbox"/> Townhouse |
| <input type="checkbox"/> Unit | <input type="checkbox"/> Vacant Land |

- | | |
|---|---|
| <input type="checkbox"/> All | |
| <input type="checkbox"/> Post Codes 5118 & 5116 | <input type="checkbox"/> Post Codes 5114 & 5115 |

