



# FOR SALE

## CHARMING 3 BEDROOM RESIDENCE, COMMERCIAL WORKSHOP WITH SHOP FRONT AND A THRIVING BUSINESS POTENTIAL! (3 IN 1)

Welcome to your perfect blend of comfort and opportunity! This charming 3-bedroom brick home boasts a spacious open-plan layout, ideal for family living and entertaining. Step outside to discover a large entertainment area perfect for gatherings, where you can host friends and family in a serene outdoor setting with a pond and ornamental garden. The bedrooms thoughtfully open to a private verandah, inviting nature and light into your space. For the gardening enthusiast, a dedicated vegetable patch awaits, along with a handy chook pen and a garden shed for all your tools.

What sets this property apart is the unique commercial setup it offers. Included is a versatile commercial premises complete with a fully equipped shed and shopfront that opens onto a busy street, ensuring maximum foot traffic for your business ventures. With living quarters conveniently positioned within the shed, this property provides the ideal solution for those looking to offer a worker or manager accommodation as a part of their work package. Don't miss this rare opportunity to own a property that offers both a beautiful residence and a thriving business potential.

This listing is a combined listing of the following entities:

- 3 bedroom house @ \$350,000
- Commercial building and Shop front @ \$350,000
- Auto Electrical Business @ \$100,000

The owner wishes to sell the House and Commercial Shed & Shop together, the business can be sold with or without the property, plus stock on hand.

Click here to see the video of the Shed! <https://www.youtube.com/watch?v=yEwmhta1At0>  
And be sure to click on the video of the house as well...

Experience the lifestyle you dream of today!

3 BED | 1 BATH | 1 CAR

PRICE:

\$800,000 Plus Stock

OPEN FOR INSPECTION:

N/A



**Vikki Burnett**

**0472910300**

[vikki@atrealty.com.au](mailto:vikki@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



@realty

GROSS INTERNAL AREA  
FLOOR 1: 114.27 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 116.77 m<sup>2</sup>, PATIO: 52.43 m<sup>2</sup>  
TOTAL: 114.27 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.