


 Shift

TRUST THE PROCESS. OWN THE RESULT.

MICHAEL ACOTT 0478 894 642

**SOLD****BEST FRONT IN TOWN (TIMED ONLINE AUCTION)****TIMED ONLINE AUCTION**

Bids opening March 14th from 4:00 PM - 6:00PM

Link to bid - <https://buy.realtair.com/properties/228450>

Step into a prime retail opportunity in the heart of Soldiers Hill's vibrant commercial precinct on Macarthur Street. Currently tenanted @ \$36k PA plus outgoings on a commercial agreement (WILL BE SOLD VACANT | NO LEASE). This well-positioned space offers endless possibilities for savvy business owners looking to establish themselves in one of Ballarat's most characterful and historically significant suburbs with not only the best shop front for advertising or convert back to the two generous bedrooms and live on the corner.

Perfectly positioned on Macarthur Street, you'll find yourself at the centre of Soldiers Hill's main commercial hub, surrounded by a thriving community of small businesses, boutique stores, and specialty cafes. The location provides excellent street frontage and visibility, ensuring your business will benefit from the steady flow of foot traffic that frequents this bustling retail strip.

Soldiers Hill offers a unique blend of heritage charm and modern convenience that's hard to find elsewhere in Ballarat. This historic suburb, established in 1859, boasts:

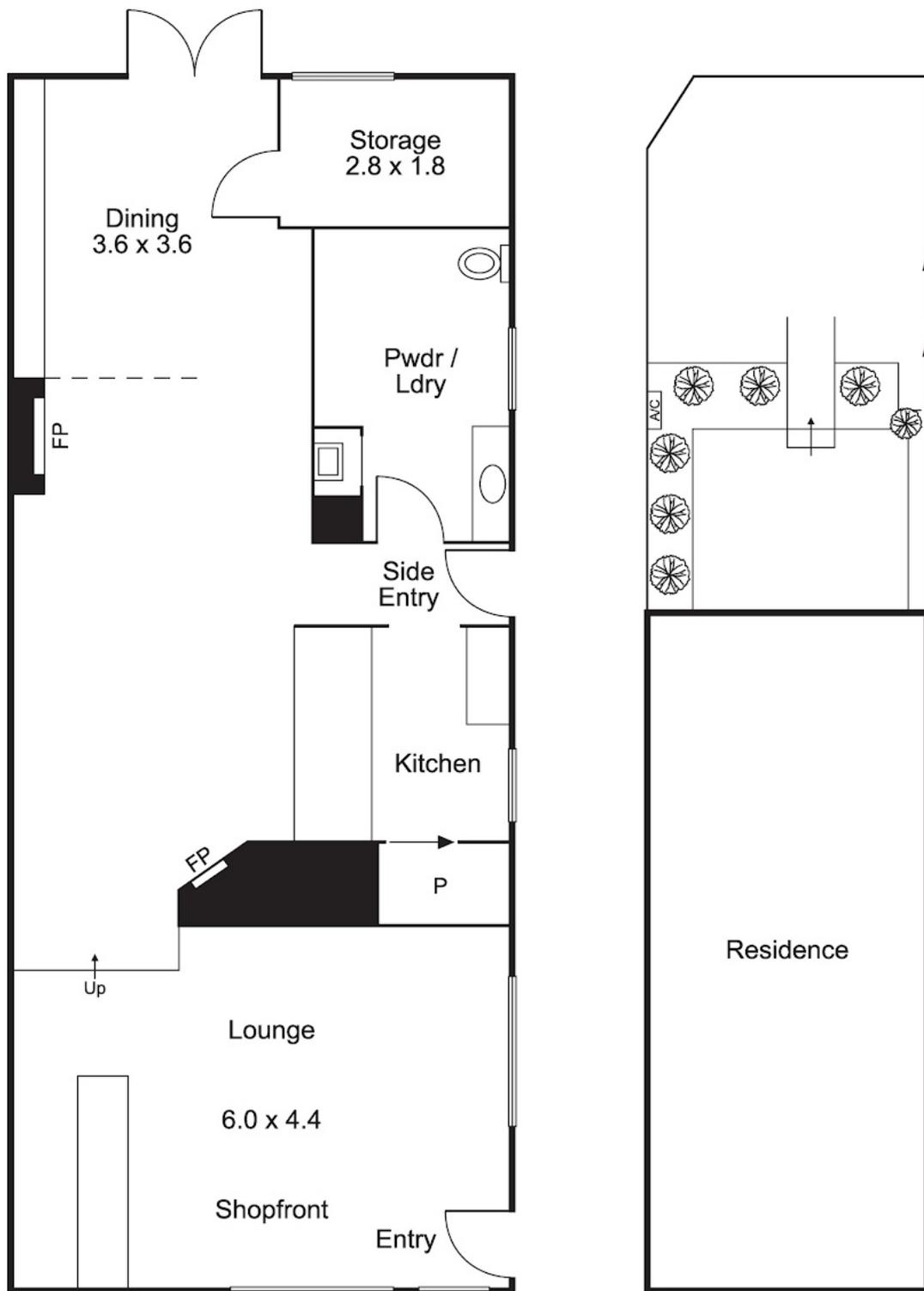
- Substantially intact Victorian era architecture with distinctive decorative features
- Strong sense of community with a population of 2,813 residents
- Excellent transport links with proximity to Ballarat railway station
- Easy access to the Ballarat CBD directly to the south

The suburb's rich heritage as Ballarat's earliest planned residential area creates an atmosphere that attracts both locals and visitors. The entire area is protected by heritage overlays, ensuring the distinctive character and architectural integrity that makes this location so special will be preserved for generations to come.

Your business will benefit from the suburb's excellent connectivity and accessibility. Located just minutes from Ballarat's Central Business District, customers can easily reach you by car, with

**2 BED | 1 BATH | 0 CAR****PRICE:**  
\$505,000**OPEN FOR INSPECTION:**  
N/A

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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.

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