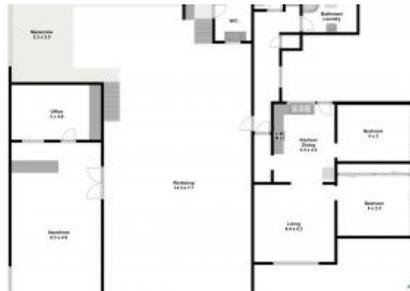




42-44 Station Street, Thorpdale



## A Multitude of Opportunities Lies Within

Don't miss out on this large industrial shed with attached accommodation, located on a corner block in the main street of the beautiful country town of Thorpdale.

Situated on an approx. 1,127m<sup>2</sup> block, this property offers a multitude of opportunities. The large industrial shed is perfect for anyone looking for car or caravan storage, a business opportunity or even a large workspace to tinker around on projects. Conveniently attached is a 2 bedroom, 1 bathroom accommodation perfect for onsite living or using for extra business space with a personal access door that leads straight into the workshop floor.

Enjoy the prime and convenient positioning with the newly upgraded Traveller's Rest Hotel straight across the road, perfect for enjoying a meal and a beer, with a short walk home. Other amenities down the street include the renowned Thorpdale Bakery, Post Office and Primary school.

Characteristics of the large industrial shed include a large workshop space with loading bay and a separate toilet and washroom. An adjoining showroom and separate office space could be used however you please

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

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**Price** \$395,000 - \$410,000

**Property Type** residential

**Property ID** 1323

**Land Area** 1,127 m<sup>2</sup>

### Agent Details

Aaron Megaw - 03 5633 2858

### Office Details

Strzelecki Realty  
77 Princes Hwy Trafalgar VIC 3824  
Australia  
03 5633 2858

