

104 Francis Street, Rochester, Vic 3561



House For Sale

Saturday, 27 April 2024

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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 3793 m2

Type: House



Luke Ryan

\$525,000

Situated on an expansive approx. 3800 m² allotment, this property offers a unique blend of residential lifestyle and industrial functionality. Perfectly suited for a tradie or entrepreneur seeking a combined home and workspace, this property presents an array of opportunities, it offers an ideal setup for a business looking to operate from home, with ample space to customize and expand as needed, this property provides the perfect opportunity.

Industrial Shed:

- Dimensions: 10 m wide x 22 m long approx.
- Construction: Heavy I-beam
- Features: Fully concreted, power supply, sliding doors at both ends
- Ideal for: Tradesperson, small business, workshop, mechanic, welder.

Residential Dwelling:

- Four bedrooms, one bathroom
- Open-plan living area with wood heater, second living area.
- Kitchen: Tiled floor, island bench with sink, dishwasher, gas cook-top, electric wall oven
- Additional Features: Carpeted formal lounge, reverse cycle split system in main bedroom, built-in robes in three bedrooms
- Potential: Renovation opportunity to modernize and enhance living spaces
- Undercover four-car carport with steel construction & Entertainment Area: Paved flooring, ideal for outdoor gatherings

With this home being above flood levels and a very solid structure, this property will be good for those looking for a large block size and needing substantial shedding. Situated on a corner block with road access on 3 sides, buyers will find the location very convenient. Call Luke Ryan on 0438 841 127 to arrange an inspection and take advantage of the convenience & versatility of working from home with this Property.