

**139 Montgomery Street, Lake Bolac, Vic 3351**



**Studio For Sale**

Thursday, 9 November 2023

139 Montgomery Street, Lake Bolac, Vic 3351

**Bathrooms: 1**

**Type: Studio**



David Jennings  
0353524338

## **Auction on site December 9, 2023**

What a wonderful opportunity to own a versatile and flexible dual-building property. Set on an approx 8140 sqm corner block, with 2 titles and zoned township zone, this property also has potential for further development (subject to council approval) You get an immediate impact at the front of the property with a bluestone and chain fence and entryway. A fabulous large pine tree sits loud and proud in front of the church, golden elm memorial trees have been planted to honor previous persons and there are some outside toilets. The church is filled with charm and character and has timber-lined ceilings, baltic pine floorboards, some leadlight windows, dados, and a rear vestry. The steel-clad hall is open plan with floorboards, bi-fold doors, has gas heating, kitchen with an electric cooker and there is a disabled toilet inside. Lake Bolac is a wonderful community with plenty to offer including a bush nursing centre, pub, footy club, golf club, lawn bowls, and of course the lake which provides fishing, boating, and swimming. This property is going to be auctioned on-site on December 9, 2023, at 10.30 am. Terms are a 10 % deposit and a 45-day settlement.