

**152 Duke Street, Castlemaine, Vic 3450**



**Sold House**

Saturday, 21 October 2023

152 Duke Street, Castlemaine, Vic 3450

**Bedrooms: 9**

**Bathrooms: 9**

**Parkings: 10**

**Area: 1124 m2**

**Type: House**



Jeremy Bottomley



Tom May  
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**\$1,400,000**

Steeped in old gold history and having been honoured by the current owners, The Albion Hotel Motel will charm and surprise at every turn and have you rushing home to crunch your numbers. Located in the heart of the Goldfields, and adjacent to the renowned Wesley Hill Market, 152 Duke Street presents exciting, unique and flexible investment opportunities for its future custodians. Perhaps a rare statement when undertaking an exciting venture such as this, but safety and excitement can coexist here. You see, from the onset, you will procure a viable going concern; the seven self-contained, fully renovated motel rooms already generate a stellar and sustainable revenue. For the past two years, husband and wife entrepreneurs, alongside their enthusiastic and talented manager have cultivated a very successful business in the accommodation sector. Currently rated as the best motel in Castlemaine on booking.com, with guests regularly returning, leaving raving reviews and spreading the good word. Excellent systems are in place, including remote check-in, ready for a seamless transition. Now for the unrealised potential at this address: the historic pub fronting Duke Street. Circa 1858, it sits tidy and vacant, waiting to open its doors once again. Are you a chef, ready to provide this village setting with their new local? Perhaps a savvy investor who will lease the freehold. An inspection is certainly necessary to evaluate your many options. Key Investment highlights include: The Pub: \* Coveted inner Castlemaine location \* High profile corner position with elevated views \* Traditional corner pub with quality facilities and old-world charm including: a front bar, lounge and dining room, a commercial kitchen (STCA), substantial beer garden and wide front verandah \* An adjoining two-bedroom, two-bathroom residence, ideal for an owner operator, an attractive proposition for employees or additional revenue generating accommodation. \* Current liquor licence servicing 129 people inside and 80 people outside Accommodation: \* 7 renovated rooms including two family sized rooms with elevated views \* 5 rooms have a terrace overlooking the historic gold diggings \* Each room is equipped with an on trend, retro style bathroom, a flat screen TV, split system heating and cooling, ceiling fans and some kitchen facilities (a microwave, toaster and refrigerator) \* Ample off-street parking \* Quiet and private setting, accessed via Albion Lane 152 Duke Street sits ready and waiting for its next chapter. Embrace this opportunity and buckle up for the adventure of a lifetime.