

**22 Victoria Street, Macedon, Vic 3440**



**House For Sale**

Saturday, 24 February 2024

22 Victoria Street, Macedon, Vic 3440

**Bedrooms: 4**

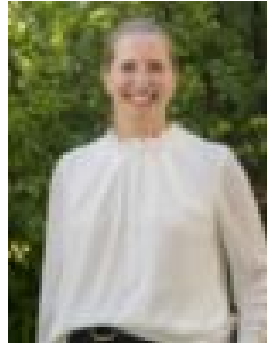
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Peter Mussared  
0409937862



Elona Jaeschke  
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**\$1,050,000 - \$1,150,000**

The village of Macedon is tightly held of a reason – so for those who know and love this iconic township, you'll understand what an exceptionally rare opportunity 22 Victoria Street is. As central as you can get, this property commands around 1,631m<sup>2</sup> of Macedon's commercial heart, yet it's been loved as a residential address for over twenty years. Zoned Commercial 1 (mixed use for retail, office, business, residential, entertainment, and community), subject to council approval the future of this beautiful home lies in the hands of the next custodian – be that a homeowner, developer, or investor. Wonderfully private thanks to a gloriously tall hedge, the property itself is a weatherboard beauty, rich in character and possibility. With soaring ceilings, northern light, and Mount Macedon views, the home is split over two levels - four bedrooms, two bathrooms, plenty of living space and storage, and a country-chic kitchen with double wall oven and electric cooktop. With gas ducted heating, split system in the living room and a gas log fire to keep you cozy, you will be comfortable all year round. From the deck, you can catch a day's worth of sun, with lawn, established flora, garage, and garden shed complimenting the property. With versatility and potential, the commercial zoning opens its doors to a myriad of possibilities, from boutique retail ventures to innovative business ventures or a cherished family haven to call home. Amongst cafes, hotels, shops, and transport, this property encapsulates the essence of Macedon. And we can't wait to see where the possibilities take it.