

**25 High Street, Broadford, Vic 3658**



**Sold House**

Thursday, 25 April 2024

25 High Street, Broadford, Vic 3658

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 547 m2**

**Type: House**



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**\$542,000**

This is your chance to seize a prime opportunity with limitless potential. Whether you're a medical professional looking to establish a doctors' surgery or a dentist, or any health worker eager to operate from a prime main street location (subject to council approval), this property is your golden ticket, sitting on 547m<sup>2</sup>. Additionally, it serves as a fantastic land bank for the future growth of the Broadford commercial district, ensuring long-term investment possibilities. The current property includes a 3-bedroom home that is already income-generating, currently rented until October 2024 at \$405 per week. The house features cathedral ceilings throughout, providing an airy and spacious atmosphere. Among the 3 bedrooms, the master bedroom includes an extra convenience with a second toilet and built-in robes. The kitchen is equipped with gas hot plates and an oven, making meal preparation a breeze. The lounge, features a split system reverse cycle air conditioner, offers comfort and style. The flat, level backyard is perfect for various uses, adding value to the property. You'll also find a single lock-up garage with a concrete floor and power, offering great versatility. The property's low-maintenance gardens and concrete driveway reduce upkeep efforts, making it an attractive investment opportunity. Situated directly opposite the train station, this location offers unbeatable accessibility. You're within walking distance to shops and schools, making it even more convenient for your potential business endeavour or investment. This property is an ideal investment, offering both current rental income and future prospects. Don't miss this prime opportunity with endless possibilities: contact us today to explore the potential and secure your piece of this exceptional property! We also have for separate sale 4,536 sqm (approx.) vacant land that surrounds all three boundaries - see separate listing at 19 High Street, Broadford: <https://property.ljhooker.com.au/land-broadford-vic-commercial-19-high-street-699hjs> . Call Gavin Henderson on 0408 359 764 for any enquiries and to arrange an inspection.