

26-30 Barkly Street, Rutherglen, Vic 3685

Professionals

Sold House

Tuesday, 30 April 2024

26-30 Barkly Street, Rutherglen, Vic 3685

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 8237 m2

Type: House



Josh Hill
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Terry Hill
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Contact agent

With a multitude of options available this fantastic property is situated on a whopping 8,237m² allotment in the heart of Rutherglen, close to all of the amenities that the wonderful town offers. Whether you are looking for a spacious family home that you can modify to suit (subject to the relevant approvals), a developer that can see the potential in the location and land size, or a business looking to expand, 26-30 Barkly Street offers so much potential and scope, only limited by your imagination! The spacious brick veneer building was purpose built and offers a carpeted auditorium, stage area, classroom, library, tiled tearoom with kitchenette, male and female amenities, a parent's room, storerooms, and a large tiled entry foyer. Heating and cooling is offered via a ducted reverse cycle unit. Externally there is a large carport to the side of the building and veranda's gracing the front of the building. The land is relatively flat and there is the potential to possibly subdivide the block (Subject to Council Approval). A potential business would benefit from the great location, easy access into the property, the size of the dwelling and the ability to further develop the block to suit the possible needs of the business. With the current cost of building and the land size, this property is being sold well below replacement value, is zoned Low Density Residential, and is also subject to a development plan overlay. For further information on this amazing property, please contact Terry Hill on 0412 793 331 or Josh Hill on 0488 022 344.