31 Brooke Street, Smythesdale, Vic 3351
House For Sale

Friday, 3 May 2024

31 Brooke Street, Smythesdale, Vic 3351

Bedrooms: 3   **Bathrooms: 1**   **Area: 1100 m2**   **Type: House**

Chris Leonard
0409040923

Michael Edgar
0407332040

Auction Saturday 1st June @ 12pm

This opportunity presents a combined business and living investment in Smythesdale Central, boasting prime exposure along the Glenelg Highway and positioned conveniently within the town's bustling retail shopping strip.Currently, the property comprises a well-maintained 1960s residence with three bedrooms spread over two levels. The ground floor features two bedrooms, a bathroom, an updated kitchen with open-plan living, a laundry, and a toilet. Upstairs, you'll find the third bedroom.In addition to the residence, there's a studio that serves as a successful arts and crafts business. The studio offers ample space measuring 6m wide by 12m long on the east side and 9m long on the west side, totaling 62m2 of working floor space. It features a sliding entrance glass door, retail counter, RC split system, and a separate kitchenette.Both the home and studio are connected to mains power, water, and sewerage, with amenities including a wood fire heater and two RC split systems.Situated on two titles (Lot 1 measures 351m2 & Lot 9 measures 857m2) the property spans a total land area of 1200m2 and enjoys a generous 28-meter street exposure. Zoned as Commercial One under the Golden Plains Shire, the property benefits from existing infrastructure such as a service road and parking facilities.Smythesdale's strategic location offers easy access to major destinations, including a 20-minute drive to Ballarat, 15 minutes to the Delacombe Town Centre and Bunnings complex, and serves as a major arterial road between Ballarat, Hamilton, and Warrnambool.The freehold premises, comprising the house, studio, and land, are set to be auctioned on-site on Saturday, 1st June at 12 noon, presenting a promising investment opportunity in a thriving regional hub.Ballarat's Best-Selling Team