

41 Mayne Street, Murrurundi, NSW 2338



Sold House

Wednesday, 28 February 2024

41 Mayne Street, Murrurundi, NSW 2338

Bedrooms: 3

Bathrooms: 2

Parkings: 10

Area: 2310 m2

Type: House



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\$440,000

Introducing a fantastic real estate opportunity! This expansive 2310m² block offers an exceptional investment potential, with an unrivaled location on the prestigious New England Hwy in Murrurundi. This site boasts more than just a shed - it features four distinct sections, including a remarkable 12.3m X 12.2m workshop that previously served as a mechanic's haven. With its spacious double doors and ample height at both front and back entrances, accessing this workshop is a breeze. Equipped with a hoist, vices, compressor, and benches, it's a dream space for any enthusiast or professional. Enter a second workshop through the doors, measuring 7.5m X 10.5m. It provides an entrance for additional vehicles or direct access from the backyard. Speaking of the backyard, it offers drive-in access and features a concrete area equipped with a pit for vehicle maintenance. There's also a dedicated space for laundry or storage, along with access to an adjoined three-bedroom flat. The flat features a spacious lounge room and kitchen area, along with a bathroom, toilet, and separate laundry. Additionally, the flat provides access to the front shop, which can serve as an ideal reception area or potentially be utilized as a retail space. Enhance your business by not only having a workshop but also stocking inventory to generate additional revenue. This commercial building offers much more than a great business opportunity; it has the potential for multiple income streams. Additionally, there is ample car parking available in the front. Rest assured, there is no need to worry about underground petrol tanks as they were removed from the property and thoroughly tested. Reports are available for potential buyers to review. It's important to note that this premises has not operated as a petrol station for over 30 years. In conclusion, investing in this exceptional opportunity offers the advantage of a steady flow of traffic, with Newcastle approximately 191km (2.5 hours away) and Tamworth approximately 92km (1 hour and 6 minutes) in close proximity. Furthermore, the town and its surrounding areas exhibit promising growth prospects.