

5275 Midland Highway, Elaine, Vic 3334

Sold House

Friday, 19 January 2024

5275 Midland Highway, Elaine, Vic 3334

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Area: 2503 m2

Type: House



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\$475,000

Offering excellent exposure to the Midland Highway we are offering for sale the freehold or real estate which consists of a 216m² factory and mudbrick showroom, Gallery & Gymnasium measure about 77m² in size. Established some 20 years ago, currently running as a successful leadlight and joinery product operation, once sold the business will be relocating. The factory or warehouse offers a concrete floor, measures approx. 24m by 9m wide and incorporates a kitchen, bathroom, toilet and offices making it perfect for those wanting a live work space. The warehouse provides ample space to simply use as storage for classic cars, tools or toys. The mudbrick showroom on site can be transformed into a new home design STCA and features a 5 kilowatt solar system, 2 phase power, NBN internet is connected, about 40,000L of tank water, electric hot water and septic system. The land is just over half an acre (2493m²) with very level ground and zoned township under the Moorabool Shire Council. Nearby business include the general store, Railway Hotel, farm supplies, The farm gate shop and sports oval. Strategically positioned between Ballarat and Geelong, this property is easily accessible and offers a range of potential opportunities for the next owner. Whether you are looking to operate a business or utilize the property as a domestic residential property, this property has so much to offer. Vendors are happy to consider settlement terms of up to 6 months or 180 days. Ballarat's Best-Selling Team