

55 Brooke Street, Smythesdale, Vic 3351

House For Sale

Friday, 19 April 2024

55 Brooke Street, Smythesdale, Vic 3351

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1250 m2

Type: House



Chris Leonard
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\$730,000 - \$770,000

Property Overview:- Rare opportunity, first time on market in 46 years- Zoning: Commercial 1- Circa 1930- Land area: Approximately 1250m²- Versatile double brick residenceInterior Features:- Ideal layout with 7 main rooms- 4 bedrooms, perfect for office space or accommodations- 3 spacious living areas, adaptable for various business needs- Functional kitchen-diner, suitable for catering or food services- Characteristic high ceilings and bay window, adding charm- Round leadlight windows in lounge, creating a welcoming atmosphere- Feature brick chimney, adding to the ambiance- Inbuilt slow combustion stove, potential for alternative energy business- Convenient walk-in pantry for storage solutions- Internal bathroom with shower and toilet, ensuring comfort- Separate laundry, providing added convenienceExterior Features:- Welcoming porch area, ideal for customer reception or waiting area- Undercover sitting area, potential for outdoor dining or events- Beautifully landscaped gardens, offering a serene setting- Spacious grassed lawn area, suitable for outdoor activities or events- Timber decked space, perfect for al fresco dining or relaxation- Paved courtyard, versatile space for additional seating or display- Double garage for 2 small cars, ample parking for customers or staff- Rear access to Becker Street, enhancing accessibilityLocation Highlights:- Strategically located in the heart of Smythesdale- Close proximity to Smythesdale community hub, attracting foot traffic- Adjacent to pharmacy, medical clinic, and health services, offering synergy for healthcare-related businesses- Overlooks primary school and recreation oval, potential for educational or recreational businesses- Easy access to Ballarat and Delacombe Town Centre, ensuring visibility and accessibility- Enjoys country charm in a highly sought-after suburb, appealing to clientele seeking authentic experiences- Prime for business opportunities with Commercial 1 zoning, offering endless possibilities for entrepreneurs- Zoning: Commercial 1 (pending council approval)Ballarat's Best-Selling