

6163 Western Highway, Kiata, Vic 3418



Sold House

Friday, 6 October 2023

6163 Western Highway, Kiata, Vic 3418

Bedrooms: 5

Bathrooms: 1

Area: 2857 m2

Type: House



Nola Brown
0353820029

\$235,000

What an exciting opportunity to become your own boss. This property has so much scope and potential for you to live in and operate a very exciting business, located on the Melbourne / Adelaide Highway in the township of Kiata. The Little Desert Hotel currently being utilised as a residence, but there is so much opportunity awaiting. This hotel was established 1882 and has been an icon of the town. Located beside the Western Highway this once functioning pub was the perfect stop for travellers or nearby locals. The property features so much character including high ceilings, dado boards, rich timbers and exposed brickwork. The hotel has a large bar area with pool table, seating, a fireplace, evaporative cooling and access to a large outdoor undercover area that would be well suited to a beer garden. Located on the opposite side of the bar is the dining area (currently being utilized as a large lounge room). Featuring another open fireplace and magnificent feature timber ceilings. Male & Female amenities are situated conveniently between the dining room and pub seating area. On the East side of the property are three bedrooms and an office (which could also be utilized as another bedroom). Within the office are floorboards and feature timber ceilings. Bedroom 4 offers outside access and Bedroom 1 is generously sized with access available directly to the kitchen. It also boasts character features throughout with timber floorboards, a boarded fireplace and timber ceilings. Bedroom 2 is comfortable in size with a ceiling fan. Located to the back of the large property is a foyer area which offers access to the kitchen, bathroom and backyard. The bathroom is neat offering lino flooring with separate shower, toilet and vanity. The kitchen offers plenty of cupboard space, with island bench, gas cooking and large pantry. I have saved the best bit till last, there is also an underground cellar. The laundry is positioned outside nearby the original horse stables with a cooler room nearby. Extra value is included with 24 5KW solar panels and a double garage with cement flooring. Connected to the property is town and rain tank water. The sewage runs on a septic tank. As this property is zoned Township there is no limit to its potential. Allow your imagination to run wild and embrace the possibility this property presents including accomodation, tourism, B&B opportunities ect. The property is situated on approximately 2857m² of land in 3 allotments but please note approximately 4437m² (Crown Allotment 7) is subject to a Crown Grant. The owner has completed some of the renovations, but due to a change in circumstances, hasnt been able to open back up as a business. It is a reluctant but necessary sale. For further information please call Nola today 0418504855.