

# 95 Alexanders Road, Genoa, Vic 3891

## Sold House

Wednesday, 23 August 2023



95 Alexanders Road, Genoa, Vic 3891

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1744 m2**

**Type: House**



Allan Dobbin

## Contact agent

This property was a successful cafe/take away for many years, and previously a service station. The double storey layout is perfect for living downstairs ( one bedroom, bathroom and living area), and running a successful business at street level (generous open plan with kitchen area). It is a peaceful pocket surrounded by green farmlands and a stone's throw to the pristine Genoa River, perfect for swimming, fishing, exploring. The owner has now retired and the vacant property is waiting for the astute buyer to redevelop in their own style. It is situated on the main road near the Victoria and New South Wales border, opposite the Genoa Hotel and close to the popular caravan park on the Genoa River. It is 20 minutes from Mallacoota and short drive to Eden (NSW). The land is almost half an acre, sloping down to the Genoa River and metres from the newly constructed walking bridge across to the caravan park. The V Line bus between NSW and Bairnsdale stops here daily, and continues to the town of Mallacoota. There is consistent traffic passing, especially tourists, caravanners, holiday makers. There are no interior photos: the property has been vacant for some time and inside is just asking for a lick of paint and some redecorating. Vendors have instructed us to sell urgently, and all enquiries must be to Allan Dobbin, 0418 833 770.