

Address available on request, Creswick, Vic 3363



Unit For Sale

Sunday, 11 February 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 1808 m2

Type: Unit



Rupesh (Rob)



Ishan Kalra

0450473500

Contact Agent

Seize the opportunity of a lifetime with this extraordinary property that seamlessly blends business and residential living. Here's what's in store:

- Unlock the potential of the vacant land (approximately 900 square meters) for future development, with the possibility of subdivision (STCA).
- Enjoy the convenience of 2 separate titles, offering flexibility and endless possibilities.
- Discover a charming residence with a welcoming shopfront, featuring 2 bedrooms, 1 bath, and a spacious 2-car garage, all complemented by a sprawling backyard ripe for development (STCA).
- Additionally, find a delightful 2-bedroom, 1-bath unit at the back, complete with a carport and expansive backyard space.
- The property spans across a total land area of approximately 1808 square meters, providing ample room for growth and expansion.

Explore the promising financials:

- **Thriving Business:** With an impressive 36 years of consistent trade, the business boasts over \$60,000 in monthly sales, offering stability and room for further growth.
- **Upscale Opportunities:** Unleash the full potential by expanding services with takeaways and extending operating hours, including Sundays.
- **Stock and Equipment:** Valued at approximately \$80,000 to \$90,000, the stock and equipment lay a solid foundation for continued success.

Nestled in a vibrant town with essential services and surrounded by forests, trails, and a beautiful lake, this property offers an idyllic lifestyle. Enjoy proximity to Creswick North Primary School, medical centers, supermarkets, local sports clubs, and more. Don't let this exceptional opportunity slip away. Contact us today to schedule a viewing and embark on an exciting journey filled with endless possibilities!