

48 Mackay Street, Rochester, Vic 3561



House For Sale

Saturday, 29 June 2024

48 Mackay Street, Rochester, Vic 3561

Bedrooms: 4

Bathrooms: 1

Area: 576 m2

Type: House



Luke Ryan

0438841127

\$399,000

Welcome to 48 Mackay St, Rochester, this exceptional office building offers a perfect blend of functionality and comfort. Designed to cater to a variety of business needs, this property features a spacious conference room, multiple well-appointed offices, and a host of modern amenities. With its prime location, ample space, and thoughtful design this property is an ideal setting for a variety of uses including medical practice or health professionals, speech pathologists, chiropractor, physiotherapist, dentist, etc for your business to thrive or unique residential living or charming bed and breakfast. The reception area is of a good size, designed to create a welcoming first impression for visitors and clients. The building features a spacious conference room with large capacity. The room is equipped with a split system for efficient climate control and is carpeted for a professional look. It offers a large space with a view of the courtyard. Office 1 is a large room designed to accommodate up to 4 people. It includes a split system to ensure a comfortable working environment year-round. Offices 2 and 3 are well-sized, carpeted and come with ample storage space, making them ideal for various business needs and ensuring a tidy workspace. Featuring a large open-plan area with a substantial built-in desk, Office 4 is perfect for collaborative work and individual tasks. Office 5 includes a built-in desk, offering a functional space for focused, independent work. Office 6 is a large space with a built-in desk, a filing cabinet, and a split system, providing a productive and comfortable working environment. A good-sized area equipped with cabinets, Office 7 offers necessary storage and organization options for efficient work processes. For potential residential living right in the heart of town, convert the offices into spacious bedrooms or for the investors & entrepreneurs take advantage of the buildings layout to create a welcoming bed and breakfast, attracting visitors to Rochester's tranquil ambience. The lunch room features a kitchenette, ensuring convenience and comfort for all employees during meal breaks. The building includes a single toilet with a shower and powder room, as well as a large all-abilities toilet and shower, catering to diverse needs and ensuring accessibility. The courtyard offers plenty of yard space, with side and rear access via gates and secure fencing. This area is perfect for a break or working in the fresh air. Additionally, the building includes ducted heating and cooling with reverse cycle, ensuring a comfortable environment throughout the year, new blinds installed throughout the building for improved light control and privacy and internet boosters for reliable connectivity. This property offers a rare opportunity to invest in a multi-use building in a desirable rural location. Whether you are looking to establish a professional office, create a unique residential space, or develop a thriving bed and breakfast, this building has the potential to meet your needs. Currently leased with good returns. Contact Luke Ryan on 0438 841 127 to arrange inspection.