

**555 High Street, Echuca, Vic 3564**

**CENTURY 21**

**House For Sale**

Wednesday, 12 June 2024

555 High Street, Echuca, Vic 3564

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Erin Jenkins

0417653333

## Expressions of Interest

This extraordinary investment opportunity offers a rare chance to secure a purpose-built, double-story building in the heart of the vibrant Echuca Port Precinct. Featuring two exceptional tenants, and one amazing home. This property is a golden opportunity for discerning investors seeking both quality and character in a prime location. The secure investment promises immediate returns with two established, successful tenants in place. Situated on a busy thoroughfare with strong foot traffic in Echuca's vibrant Town Center, the property ensures high visibility and attracts both locals and tourists, enhancing its appeal. Long-term leases with reliable tenants provide a proven income stream, offering steady and reliable returns. The well-maintained property requires minimal upkeep, making it an ideal hassle-free investment. With Echuca's thriving economy, the property also offers excellent capital appreciation prospects. The first tenant is a well-established licensed eatery that not only serves the finest cuisine but also features an upstairs function room, ideal for events and gatherings. Currently on a three-year lease until February 2027 and a further 3 year option available, this secure tenancy is returning \$85,000 plus GST per annum plus outgoings with annual CPI increases applicable. The second tenant is an award-winning distillery, renowned for producing premium spirits that attract both locals and tourists alike and are distributed Australia wide. Currently on a three-year lease until February 2027 and a further 3 year option available, this wonderful tenancy is returning \$70,000 plus GST per annum plus outgoings with annual increases scheduled via a fixed 2 % increase on years 2,3,5 & 6 and CPI increase on year 4. Together, these tenants occupy a generous 608.6 m<sup>2</sup> of commercial space, ensuring a steady income stream and enhancing the property's investment appeal. In addition to the commercial spaces, the property also includes a beautifully designed residential apartment which is currently owner occupied. The ground floor houses a double garage, providing secure parking. Upstairs, the spacious three-bedroom apartment is a masterpiece of modern design and functionality. The large open-plan living area is perfect for both relaxation and entertainment, featuring a kitchen with high-end porcelain surfaces, ample bench space, and top-quality appliances, including a dual oven and induction cooktop. The lounge room is a cozy retreat with a gas log fire, complemented by reverse cycle ducted heating and cooling throughout that ensures comfort all year. At the heart of the home is a stunning tiled alfresco area with an automatic roof, offering a perfect space for outdoor dining and entertaining. The master bedroom is a luxurious haven with an ensuite bathroom and a spacious walk-in robe. The additional two bedrooms are well-appointed with built-in robes and offer access to a balcony that provides picturesque views of the Campaspe River. The property is finished to the highest standards, featuring a private yard, a convenient two-person lift, ample storage solutions, and beautiful Tasmanian Oak floors that add warmth and elegance to the interiors. This exceptional property not only promises a lucrative investment but also offers a lifestyle of unparalleled luxury and convenience. It is ideal for passive investors seeking stable income and a hassle-free investment property, investors looking to expand their portfolio and incorporate the residence into a holiday home or permanent home in the heart of Echuca. Don't miss this unique opportunity to own a piece of Echuca's prime real estate. Please submit your expressions of interest by close of business on Wednesday, July 17, 2024. Please note: In order to obtain a copy of the contract of sale and/or a copy of the Information Memorandum, you will be required to complete a confidentiality agreement.