

16 Main Road, Gellibrand, VIC, 3239



Other For Sale

Wednesday, 18 September 2024

16 Main Road, Gellibrand, VIC, 3239

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Type: Other



Jake Theodore

0352321800

Live, Work & Play...

This exceptional property offers a rare opportunity to combine business and living in one prime location. Situated on a spacious 2,761m² block, the property features a versatile shopfront with a fully equipped commercial kitchen with commercial pizza oven, perfect for a café or takeaway business, including customer toilets. The premises are freehold and come with a liquor license, allowing operation from 10 am to 10 pm, making it ideal for those looking to tap into the local market.

The property offers a range of additional amenities to enhance business convenience, including a gas bottle supply outlet, a local post office and full news agency. The general store is included as a walk-in, walk-out arrangement, including these amenities.

Adjacent to the shopfront is a substantial workshop and storage area, currently utilised as a shop space for another business. This area is well-equipped with three-phase power, catering to a variety of industrial or commercial needs. A huge double garage and workshop at the rear of the property provide additional space, further expanding the possibilities for business or storage use.

The residential aspect of the property is equally impressive, featuring three spacious bedrooms and two bathrooms. The main living area is centered around a charming timber kitchen, complete with both gas and electric cooking options. The open-plan dining and living space is warmed by a fireplace, creating a cosy atmosphere perfect for family gatherings. The main bathroom offers a spa and shower, with two-way entry from the master bedroom for added convenience.

A large undercover area seamlessly connects the main living quarters to a secondary living space, which can serve as an extra studio or guest accommodation. This additional space includes a second kitchen with hot plates, an open shower, and a toilet, providing flexibility for various living arrangements. The property is also fitted with a 19kw solar system, ensuring energy efficiency across nearly 400m² of combined living and workspace.

This unique property offers endless possibilities, whether you're looking to run a business, enjoy spacious living quarters, or both.

Please note that the motorbike business is a separate business and is not included in this sale.

*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.