

**33 Barry St, Birregurra, VIC, 3242**

**Studio For Sale**

Wednesday, 18 September 2024



**33 Barry St, Birregurra, VIC, 3242**

**Bathrooms: 1**

**Parkings: 2**

**Type: Studio**



Kenneth McDonald

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## **Versatile space in great location !!**

This fantastic property in the heart of Birregurra is ideal for those looking for space and functionality in their new adventure.

Currently set on a large allotment of 1400sqm the property offers a unique business opportunity.

The 1400sq block offers the potential of a new business space. The parcel consists of approximately 160 square metres of shedding supplied by 3 phase power accessible via double garage doors and also by internal entry making it ideal for the tradie looking for a base of operations, an investor or the family looking for a storage solution that will protect those keepsakes.

In addition to the workshop and shed there is an adjoining large open plan office area complete with a well appointed kitchen and a split system air conditioner to offer excellent control of the indoor climate. There are three extra office spaces and a small bathroom with toilet and shower. The front space is bathed in natural light from all angles with large windows and glass panelled doors and is heated by a slow combustion stove. Constructed of colourbond and corrugated iron the property is water tight and its uses are only limited to that of its new owner.

Located well within walking distance of Birregurra's main street, not far from the railway station and across the road from the recreation reserve this property at 35 Barry Street could not be better positioned.

This one is a real catch so be sure to contact us today to register your interest.