

20 Main Street, Welshpool, VIC, 3966



House For Sale

Monday, 18 November 2024

20 Main Street, Welshpool, VIC, 3966

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Justin Wightman

RENOVATED HOME WITH TREE CHANGE LIFESTYLE OPPORTUNITY ATTACHED

This is an opportunity to purchase a property that is the real hub of not only Welshpool and Port Welshpool Communities but the surrounding rural areas as well. A fully renovated 3 bedroom home is a real surprise package, with laminate flooring throughout the living areas & carpet in the bedrooms. With private access to the side of the building via an entry hall you enter the central lounge area which is cozy with solid wood heater in a brick fireplace hearth and split system. Adjoining the lounge is an open plan dining space with a modern and luxe new kitchen with ample bench space, upper and lower cupboards, dishwasher, electric cook top and oven and pantry.

A second lounge toward the rear of the home is extra large in size with great natural light and a sliding door to the rear undercover patio and over looking the back yard.

The main bedroom is large in size and has a dressing area, room for a couch and semi ensuite with toilet and vanity.

The 2nd bedroom could act as a 2nd master and is extra large in size making an ideal guest suite with room for a super king, couch and free standing wardrobes and it would still feel spacious. The third bedroom is ideal for a double or as a kids rooms.

A central bathroom has a free standing tub, shower and vanity. Separate 2nd toilet and internal laundry with benchtops and cupboards.

The rear yard accessed from the laneway, has a carport and a garage approx. 6m by 10m with power and concrete floor. Various spots to sit and enjoy the serenity, grow veggies and just relax.

2 by 3.2kw solar systems on the home and business assisting in keeping those every increasing power bills down.

Attached to the home is the Welshpool Post Office and the opportunity to live a minutes walk to work.

The business is offered as a WIWO opportunity and is the hub of the local community, providing not only mail and parcel collections, but various retail products which could expand if a new owner was wanting too, newsagency supplies, PO boxes and has a rural mail run attached.

Any new owner would need to be and Australian Citizen / Permanent Resident and pass Australia Post licencing requirements.

There is no street deliver of mail in Welshpool or Port Welshpool which provides increased foot traffic through the business.

An opportunity for someone looking for a rural tree change and a slower pace of life away from the hustle and bustle of the city or a larger town.

The business is successful and sold as a going concern and would provide a reasonable income for someone wanting to make that change.

Retail space with separate entry to the home, serving and parcel area and office with its own toilet in the retail office area. Contact our office for a confidential discussion or to arrange a private viewing.

Please respect the employees in relation to the business and home sale, they are working and all enquires and requests to view the property are to come via the selling agents and be pre arranged.