

38-44 Aria Street, Ardlethan, NSW 2665

Sold House

Tuesday, 7 January 2025



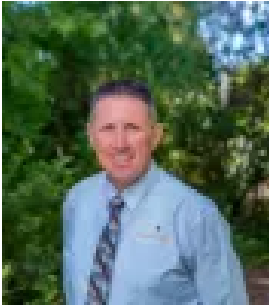
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Bedrooms: 2

Bathrooms: 1

Area: 1018 m2

Type: House



Glenn Preston

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Contact agent

Picturesque Ardlethan is in the centre of seven major rural towns, and the midway point between Sydney and Mildura. With the constant flow of travelers along Burley Griffin Way, and an overnight camping site opposite the property, you can now realise your dream of running your own busy retail business. Ideally located in the heart of Ardlethan township is this gem. On 3 separate titles, the buildings were originally a coffee shop, takeaway shop and newsagency. Included is a spacious two bedroom unit with an appealing back yard, lock-up garage and carport. What will YOU do with this property? > Keep part of it and resell the other > Develop one large retail business > Make one large home, one retail outlet The potential of this offering is limited only by your imagination. STCA FEATURES INCLUDE:-:: Property has three separate titles with the potential to run separate businesses:: Shop includes coolroom, sink, stainless steel benches, pizza oven:: Over 600m² of floor space:: Spacious two bedroom unit plus retail premises:: High speed NBN:: Attractive back yard with lock-up garage and carport to keep your cars, van or boat secure From all of us at Glenn Preston Real Estate, we wish you every success in your search. If you would like more detail on this home or to chat about one of the many other properties we have available please call or email us today.