

**35-37 Barr Street, Tungamah, Vic 3728**



**Other For Sale**

Wednesday, 8 January 2025

35-37 Barr Street, Tungamah, Vic 3728

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Other**



No Agent Property VIC  
1300850855

**\$595,000**

Phone enquiries - please quote property ID 35517. 0Discover a rare opportunity to own a versatile freehold property combining a comfortable residence with a well-established general store in the heart of Tungamah. Perfect for those seeking a lifestyle change or a property with significant potential, this unique offering is a true centrepiece of the local community. Property Highlights: Two Titles: This property includes both a general store and a residence on two separate titles, offering flexibility to lease or sell independently. Residence: The accommodation comprises a 2-bedroom home and a 2-bedroom bungalow with a shower, totalling 4 bedrooms. General Store: The store serves as the hub of the community, offering groceries, takeaway food, and an alcohol license. Customers can enjoy fish, chips, burgers and pizza for takeaway or dine in if desired. The store also supplies goods to local clubs and caters to early risers with coffee and newspapers. Price + Store Stock Other Features: The property includes a spacious cellar under the shop. 3-bay carport & 3x3m shed. 14kW battery system and approximately 15kW of solar power help keep energy costs low. Location Advantages: Centrally located in Tungamah, just 15 minutes from Yarrowonga (school buses available). Surrounded by a supportive community, with proximity to local attractions and clubs. Ideal for a tranquil lifestyle or a combined live-and-work setup. V-line bus, Pre School and Primary School options. This exceptional property offers a blend of comfortable living, significant potential, and community engagement. Whether you're looking to relocate, expand your horizons, or embrace a new lifestyle, 35-37 Barr Street is ready to welcome you. Contact us today to arrange a viewing and explore the endless possibilities of this unique property. DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.