



## 15 Havelock Street, BARNAWARTHA, VIC 3688

### A Unique Opportunity with Endless Possibilities

Opportunities like this don't come along very often. Set on a highly versatile General Residential Zoned (GRZ1) allotment with excellent access to Albury-Wodonga, Wangaratta, the Logic Centre and the Hume Freeway, this unique property offers an exciting combination of comfortable living, substantial shedding and outstanding future potential.

Positioned to the rear of the property, the one-bedroom residence provides a cosy and practical place to call home. The open plan design incorporates a spacious living area, dining space and updated kitchen, creating a welcoming environment for everyday living. The kitchen offers excellent cupboard and bench space in a functional U-shaped layout complete with breakfast bar, electric cooktop and electric oven.

The generous bedroom features built-in robes and enjoys direct access to the bathroom, which includes a shower, vanity and toilet. Reverse cycle system air conditioning system & ceiling fans enhanced with double glazing to all windows and under floor insulation provide year-round comfort providing the home with a 5.3 environmental efficiency rating.

The home is complete with front and rear porches offering the perfect place to relax and take in the surrounding rural outlook.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 21P10556

**SALE DETAILS**

**\$749,000**

**CONTACT DETAILS**

**Albury**

140 High Street  
WODONGA, VIC  
02 6021 2199

**Dean Star**

0407 685 580

What truly sets this property apart is the impressive shedding at the front of the allotment, originally utilised as the local CFA station. The main shed measures approximately 7.4m x 9.1m and provides high-clearance vehicle access along with its own bathroom facilities including shower, vanity and toilet. Adjoining this space is a second shed featuring a kitchenette and reverse cycle wall unit with the space currently configured into separate rooms using temporary partition walls.

Whether you're seeking extensive vehicle storage, workshop space, a base for your business, additional rental income or future accommodation opportunities (STCA), the flexibility on offer here is exceptional. Remove the temporary walls and create expansive shedding, continue leasing portions of the property, or explore future development and conversion possibilities subject to the necessary approvals.

Perfectly suited to investors, retirees, tradies, home-based businesses and those seeking a property with genuine versatility, this is a rare chance to secure something a little different. Live in the home and lease the sheds, utilise the sheds and rent the residence, or create a setup tailored entirely to your own needs.

With multiple income possibilities, substantial infrastructure already in place and a location that provides both convenience and a relaxed country feel, this is a property where the possibilities are limited only by your imagination.

Potential commercial rental on the shedding is approximately \$15,000 - \$17,000 per annum plus outgoings.

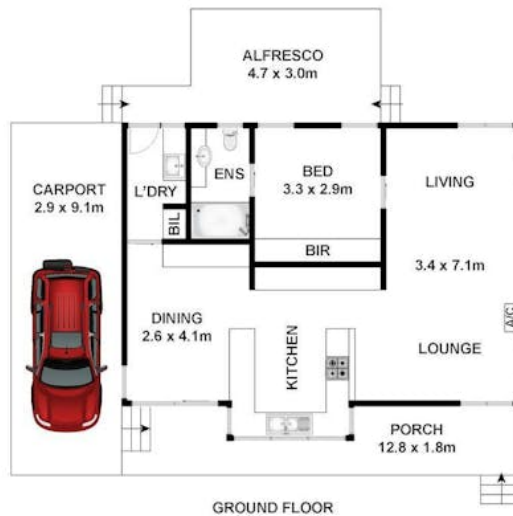
- Land Area 806.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- 6 car garage







(NOT IN POSITION)



GROUND FLOOR



SITE PLAN

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



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Elders Real Estate