



## 14a Acacia Street, YARRAWONGA, VIC 3730

### VERSATILE SHEDDING OPPORTUNITY PRESENTS!

Situated in Yarrawonga's thriving industrial estate stands this versatile shedding opportunity suitable for multiple uses.

#### KEY NOTES / FEATURES:

- \* Front reception
- \* Air-conditioned dance studio / showroom
- \* Storage room
- \* Utility room
- \* Toilet facilities
- \* 3 Phase power
- \* Easily converted back to clear span warehouse
- \* Currently tenanted on a periodic basis.

**TYPE:** Sold

**INTERNET ID:** 300P139182

#### SALE DETAILS

**\$549,000**

#### CONTACT DETAILS

**Elders Real Estate  
Yarrawonga**  
48 Belmore Street  
Yarrawonga, VIC  
03 5743 9500

**Xavier Leslie**  
0409 324 037

\*Provisions for additional shedding at the rear (STCA)

\* 796 Sq Mtr allotment allowing side vehicle access via common driveway.

Other features: 3 Phase Power

- Land Area 796.00 square metres
- Bedrooms: 1
- Bathrooms: 1
- Floorboards



