



## 30 High Street, MERINO, VIC 3310

### Former Merino Hotel - A Landmark with a Story

Positioned prominently on High Street, the former Merino Hotel is a substantial and historically significant building of 152 squares, sitting on an incredibly generous 5,088m<sup>2</sup> allotment, that once sat at the heart of the local community. Closed for the last 2 years, this landmark property presents a rare opportunity for buyers with vision, creativity and an appetite for restoration.

Built in 1869, this double story stone building comprises of many rooms including: a spacious public bar, formal room, ladies lounge, large bistro and a commercial kitchen. Add to this a total of 17 bedrooms and 4 bathrooms spread over both floors along with a living, kitchen, study and storage rooms forming the layout of the second story. A detached cottage split into 4 rooms further enhances the layout.

At the core of the building is its most distinctive feature – a purpose-built movie theatre, "Australia Felix" that regularly screened Friday night films for the Merino community. This unique space speaks to the property's social history and offers remarkable potential to be reimagined as a cinema, performance venue, gallery or feature space as part of a broader redevelopment (STCA).

The building itself is expansive and solid in scale, however it requires extensive structural works. The downstairs floor has suffered significant damage from white ants, and a comprehensive renovation will be required throughout. This is a project for experienced renovators, developers or investors seeking a blank canvas with genuine

**TYPE:** For Sale

**INTERNET ID:** 300P191819

#### SALE DETAILS

**\$330,000 - \$350,000**

#### CONTACT DETAILS

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character and original features.

With its commanding street presence, generous footprint and strong ties to the township's past, the former Merino Hotel offers a once-in-a-generation opportunity to restore, repurpose or redevelop a true piece of Merino history.

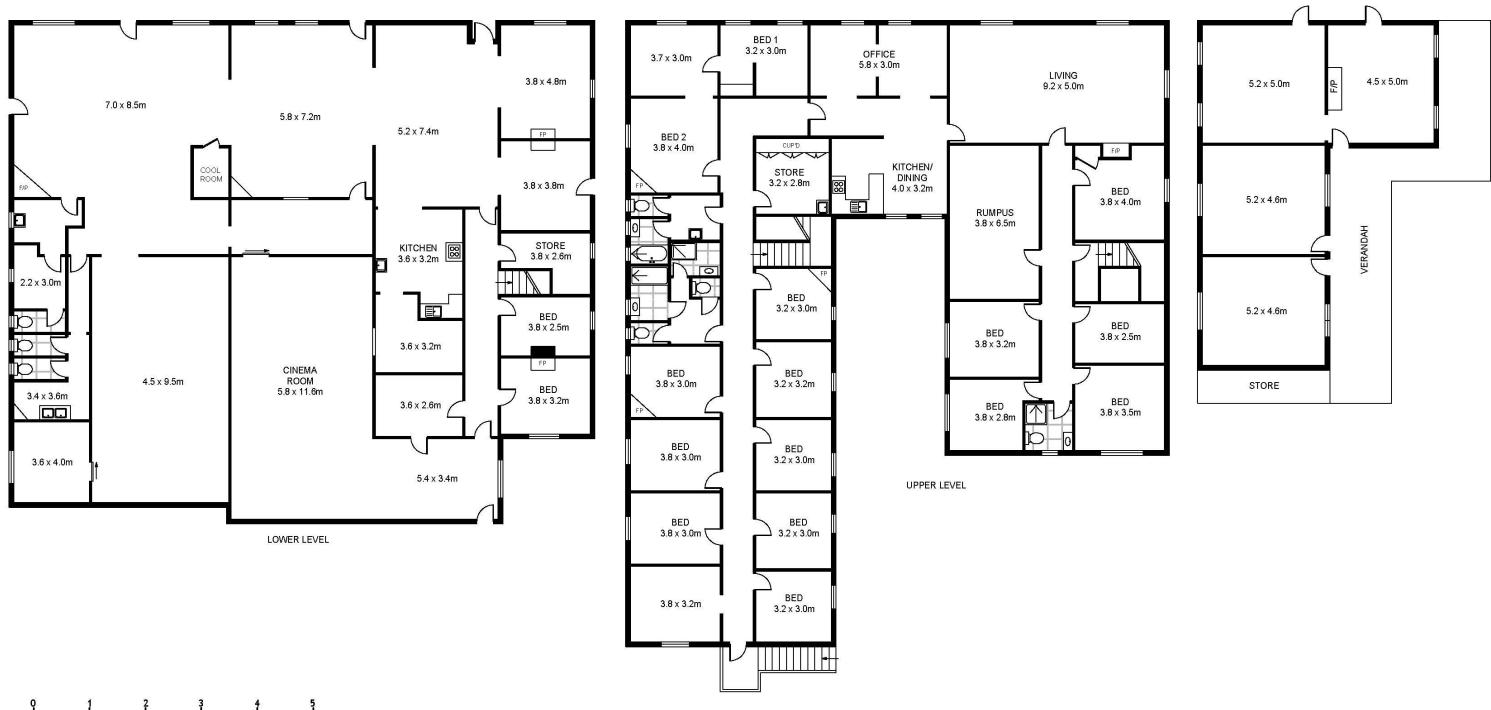
Nestled between Portland, Hamilton, Casterton and Mt Gambier, it has provided accommodation and meals for many visitors attending major events in this wider district.

For those looking to create something meaningful from the ground up, this is a property where imagination and investment could bring new life back to a much-loved local icon.

- Land Area 2,024.00 square metres
- Bedrooms: 17
- Bathrooms: 4







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