



16 Glendinning Street, BALMORAL, VIC 3407

Country Lifestyle with Home Business Potential

Positioned in the peaceful township of Balmoral, set along the banks of the Glenelg River, this property delivers an appealing blend of lifestyle and flexibility. Surrounded by picturesque countryside and iconic river red gums, and within easy reach of the Grampians National Park and Rocklands Reservoir, the area attracts those seeking fishing, camping, hiking and water-based recreation.

Located right in the heart of the main street, 16 Glendinning Street presents a rare opportunity to live and work from home. A separate commercial shopfront at the front of the property, previously operating as a successful hair salon, offers excellent scope for a small business, studio or home office.

The renovated three-bedroom residence combines character with modern comfort, featuring:

- Open plan kitchen, dining and living zone with freestanding wood heater and reverse cycle heating and cooling
- Laminate timber flooring, high ceilings and a bay window drawing in natural light
- Retained heritage elements including timber dado panelling and ornate ceilings
- Neutral tones throughout, with carpets, blinds and ceiling fans in all bedrooms

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: 300P196554

SALE DETAILS

\$340,000

CONTACT DETAILS

Hamilton

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Hamilton, VIC
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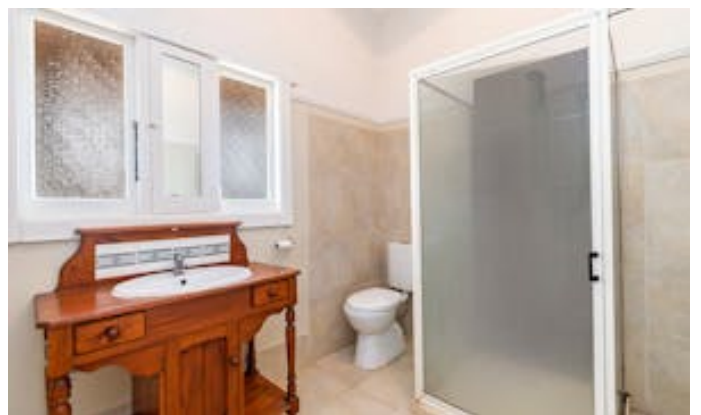
- Updated bathroom with timber vanity

Set on a generous 2,037m² allotment, the property extends through to the rear street, providing convenient access and future subdivision potential (STCA). Outdoors includes shedding, second toilet and laundry, single carport, established fruit trees and ample space to further enhance.

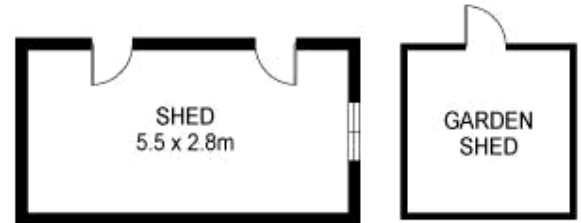
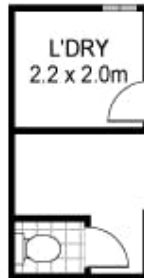
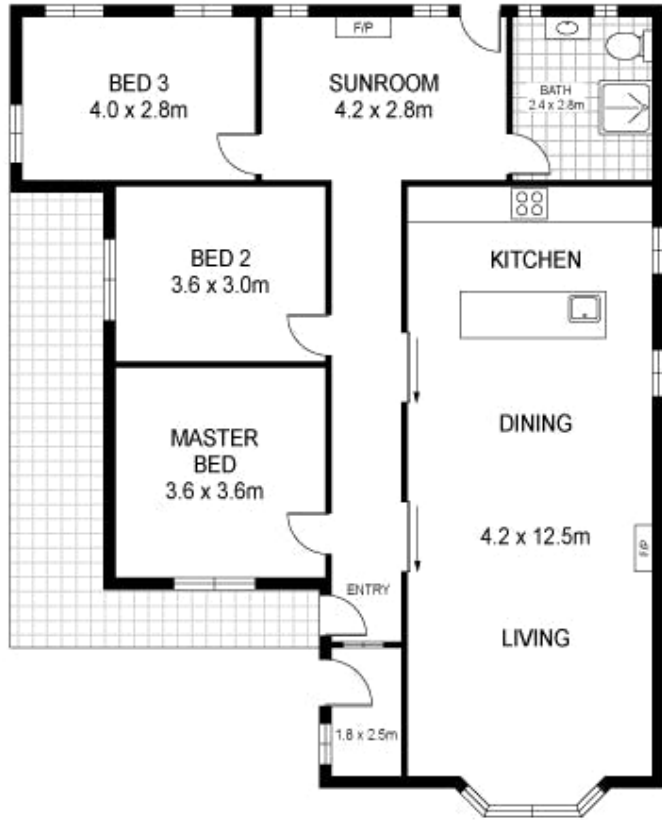
A versatile offering in a quiet rural setting, ideal for those seeking lifestyle, space and business potential in one.

Other features: Close to Schools, Close to Shops, Close to Transport

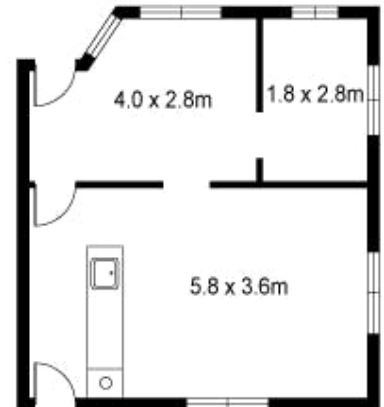
- Land Area 2,037.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Single carport
- Floorboards







NOT IN ACTUAL LOCATION



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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