

**UNDER CONTRACT**



**511 Bengworden Road, COBAINS, VIC 3851**

**COBAINS HALL**

**0.41 hectares, 1.01 acres**

If walls could talk this grand old hall would have many stories to tell. The Cobains hall has been vacant for years after previously being a community public hall used by Cobains Primary School, CWA, Landcare, private local family functions and even local badminton. Currently Zoned farming the hall is for rural use with planning permits required for other usage (STCA). The main hall has previously been restumped with most of the original wooden floorboards throughout. The stage has had most kids in the district show off their talent and many a scone dished up in the functional kitchen with ample bench and cupboard space. The hall has two sets of toilets, septic system, hot water service, water tank and front, back and side exits. The land is 1 acre (4046m<sup>2</sup>) with established trees, surrounded by farmland adjacent to the Cobains Primary School. Only 5 minutes from Sale and close to the Gippsland lakes this hall is looking for someone to give her the facelift she deserves after years of serving the community.

**TYPE:** Sold

**INTERNET ID:** 43P1228

**SALE DETAILS**

**EXPRESSIONS OF INTEREST** close Thurs 3rd March

**CONTACT DETAILS**

**Tracey Wrigglesworth**  
0427 444 044

For a Due Diligence Checklist go to: [consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)

Or call us on (03) 5144 4444

- Land Area 4,077.00 square metres

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