



## 58 Main Street, MALDON, VIC 3463

Maldon Hotel C.1909. Freehold Investment. Real Estate and Chattels Only. Fixed Term Lease in Place. Be the Next Custodian of this Historic Building

Elders Expression of Interest Closes Wednesday 3 June, 2pm (unless sold prior)

Set in the heart of Maldon's nationally recognised heritage streetscape - awarded Australia's first Notable Town title in 1966, the Maldon Hotel stands as one of the region's most significant historic landmarks. Rebuilt in 1909 to the design of renowned architect Louis Boldini, the striking Victorian era buildings feature a grand upper balcony with intricate cast iron lacework and a wide verandah that frames the footpath below. Inside, the main bistro and function space, the "Clydesdale Room", pays homage to the property's storied past.

The current Hotel replaced an earlier weatherboard structure with stables dating back to circa 1860, giving the site a continuous hospitality legacy of more than 166 years. Throughout that time, it has welcomed locals, travellers and holidaymakers, becoming an enduring cornerstone of the township.

For sale is the freehold investment comprising the real estate and chattels, secured by a fixed term lease of the operation of a highly regarded business including a bottle

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:** 84P3028

**SALE DETAILS**

**Elders EOI Closes Wed  
3 June - ISP \$920k -  
\$1M**

**CONTACT DETAILS**

**Elders Real Estate  
Bendigo**

46 Queen Street  
BENDIGO, VIC  
03 5443 1744

**Martin Skahill**  
0427 431 744

shop, function room, beer garden, pub, bistro and accommodation. Investors will appreciate both the financial strength of a stable lease in a thriving regional economy and the rare privilege of custodianship of such an iconic piece of Australian history.

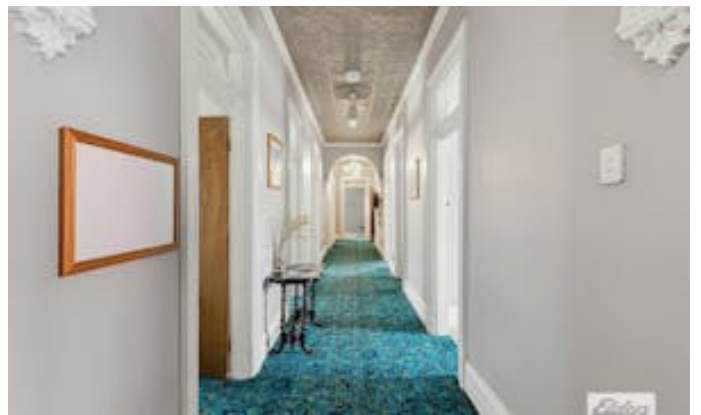
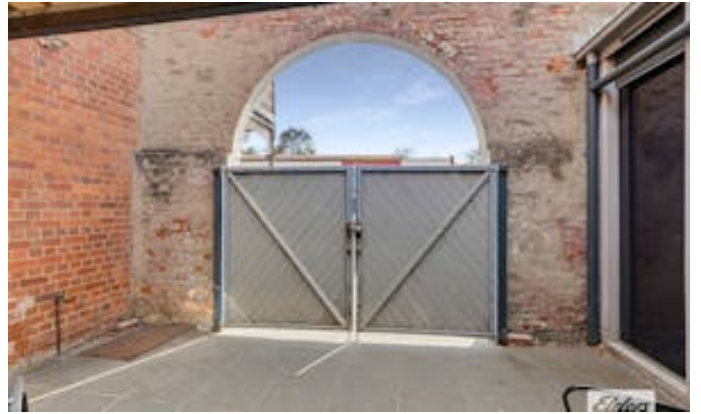
Those with a long term vision may also see the opportunity to acquire the property now with the future option of taking over the management and operation of the Hotel at the conclusion of the lease.

Maldon's year round tourism underpins a vibrant local economy, complementing its strong permanent population. While the preserved 19th century streetscape sets the scene, it is the community, the culture and the clever calendar of events that draw visitors from across the country - ensuring this remarkable township continues to prosper well into the future.

A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>

- Commercial Type:
- Building Area: 1,003.30 square metre







58 Main Street,

Scale in meters, indicating only. Dimensions are approximate. All information is provided as a guide only and is not to be relied upon for any purpose.