

Sold

## 84 Stirling Tce, Toodyay



### Rare Opportunity to Purchase 2 Shops and a Cute Cottage on the Main Street of Toodyay

This is a wonderful and rare opportunity to secure a charming three-bedroom cottage plus two adjacent former shops.

The property has been keenly priced to sell quickly so don't delay here.

The property enjoys highly visible frontage on the main street in Toodyay right in town. The block is 2222 m2 with Avon River frontage, the block zoning is R10/50, so there is enormous potential to subdivide the property, and with shire approval, you could easily build multiple units for accommodation or other uses.

This adorable cottage is a 3 X 1 fully furnished home, with hardwood floors, high ceilings, air conditioning and a fireplace in the living room.

It's a cosy little home that provides highly flexible and adaptable accommodation and would suit virtually anyone seeking a great life in a vibrant, thriving country town.

The 2 shop fronts both have a great open space, and the location makes it a fantastic place for anyone looking to start a local business right in town.

The two shops enjoy separate street entrances and also benefit from internal access via the cottage and interconnecting access between the two shops themselves.

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**Price** SOLD for \$560,000  
**Property Type** Residential  
**Property ID** 1291  
**Land Area** 2,222 m2  
**Floor Area** 104 m2

#### Agent Details

Sam Woodford - 0408 465 029

#### Office Details

Tony Maddox Real Estate  
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Each shop can be self-contained or linked, both have a toilet and could have bathroom and kitchenette potential thanks to existing plumbing. The Commercial potential to make use of or lease out these 2 shops is exceptionally good.

Due to the fact that this property is located on the main street of Toodyay the property is Heritage listed.

Property features include:

- Fully furnished 3 X 2 Cottage with a spare toilet, a kitchen, dining room and living room
- 2 Shop fronts, the middle shop has a covered back veranda, and both shops have a spare toilet.
- Kitchen/dining space with more than enough bench and cupboard space.
- The bathroom has a corner shower screen.
- A separate toilet.
- Wood fireplace in the lounge room.
- Hardwood flooring throughout the 2 shop fronts.
- Both shop fronts have street access.
- Tin roof.
- The cottage and 2 shops are made from red brick.
- Paved patio space to the rear.
- Small garden shed.
- Gas hot water unit and stovetop – gas oven.
- Heritage Listed.
- Land size 2,222.

All inquiries to exclusive selling agents Tony Maddox Real Estate

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