



RESIDENTIAL RENO & CHARMING COMMERCIAL PROPERTY

Discover the potential of this residential and commercial opportunity!

Centrally positioned in Ashford's main street, 2 buildings, 2 separate titles, and steeped in history with its build estimated to date back to the late 1800's-early 1900's.

Offering a fantastic rental income, the Chemist comprises of a generous shop front, office area, kitchenette and store room. 4 years are remaining on the current lease, with another 5 year option, and returning \$13,000p.a.

Next door is a 3 bedroom residence, filled with original charm. The layout consists of large lounge room with wood heating and high ceilings, kitchen with slow combustion stove, dining, front living area with bay windows, 3 bedrooms, updated bathroom with claw foot bathtub, laundry and separate toilet.

These premises have undergone some updates in the last few years, with new roofing installed, the interior of the chemist updated, and the residence restumped. While in need of some repair and maintenance, this property's unique features make it a renovator's dream.

The rear of these properties is fenced into 1 large backyard, and benefits from having rear lane access. 2 lockable sheds, an open shed, and a 3 car carport complete the infrastructure.

All essential amenities are within a short stroll, including shops, Central School, bowling club, swimming pool, service station, sporting grounds,

3 1 5 953 m2

Price	\$380,000
Property Type	Residential
Property ID	1160
Land Area	953 m2

Agent Details

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parks, and churches. For additional shopping and schooling options, the town of Inverell is located just 60km away, providing further convenience and amenities. Texas QLD is also located 70km away.

Seize this opportunity to own a piece of history and craft a legacy of your own in the charming village of Ashford.

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