This is It! Investment Mixed-Use Opportunity in the Heart of Lancefield

2 1 1,003m2

With high-visibility and limited retail space, 34 High Street presents a unique opportunity to secure a high profile and income generating property in the heart of Lancefield's town centre - perfect for investors, owner-occupiers or those seeking a live-and-work setup.
This turnkey investment offers existing solid holding income with upside potential for additional rental yield to maximise your return.

Set on a prominent multi-frontage site, the property comprises:

- Retail Space 1 (approx. 197sqm) – Tenanted by the renowned Lancefield Op Shop, with consistent foot traffic and secure rental income. Features dual shop frontages and street access, bathroom facilities and generous floor area.
- Retail Space 2 (approx. 84sqm) – Formerly much-loved Red Door Books with a very loyal patronage over 18 years, this currently vacant retail space offers excellent scope for leasing or owner operation. The double frontage to High Street and flexible layout options, including bathroom and kitchenette facilities, will appeal to a range of businesses.
- 2-Bedroom Flat – Retaining character of the original building while offering modern comfort and updated finishes for a very comfortable lifestyle. Separate access provides versatility for a range of applications - an owner occupied in-town residence, short stay accommodation, long-term residential tenancy or commercial lease for a studio or gallery. Features include two bedrooms, separate lounge, updated bathroom

Price	SOLD
Property Type	Residential
Property ID	1244
Land Area	1,003 m2
Floor Area	406 m2

Agent Details

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Office Details

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PROPERTY MANAGEMENT | Macedon Ranges

and sunlit kitchen/dining with north-facing bifold doors to rear deck overlooking private rear yard and views to Cobaw Ranges.

Lancefield is a desirable and growing township in the Macedon Ranges. Located only an hour drive to the Melbourne CBD and 45 minutes to Melbourne Airport with convenient access to both Hume and Calder Freeways. Take advantage of a continuous calendar of local events and attractions, including the thriving monthly Lancefield Farmers' Market on your doorstep across the central High Street plantation.

Key Investment Highlights:

- Dual retail shopfronts on a premier strip with great signage opportunity
- Established tenant in place
- Separate metering and access
- Excellent rental yield potential

This is an exceptional opportunity for savvy investors offering multiple income streams, strong rental returns and future growth potential.

Contact Agent for further details and to arrange your inspection today. Kim Forsyth 049 491 229.

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