



For Sale by Private Treaty

HOVELL AND HUON STREETS, WODONGA, VIC 3690

OFFERED FOR SALE BY PRIVATE TREATY.

INDUSTRIAL LAND WITH RESIDENTIAL DWELLING
AND ESTABLISHED COMMERCIAL PREMISES.

VACANT POSSESSION - IDEAL CORNER LOCATION IN
ESTABLISHED COMMERCIAL PRECINT.



PROPERTY INFORMATION MEMORANDUM



Property Information

9 Huon Street, Wodonga is an established property located in a prime position of the central commercial/industrial precinct of Wodonga.

Synopsis

The property is occupied by ASDA Sheds and Garages on a site located on the corner of Huon and Hovell Streets Wodonga in the central business precinct of Wodonga.

This report is to provide specifications of the property in a willing but not anxious market to prospective purchasers.

Title Particulars

Land is identified 9 Huon Street, Wodonga. Land is identified as Volume 10960 Folio 102 known as Lot 1 on Town Plan 889242 and consisting of one land parcel. It is property number 306591, City of Wodonga.

Land is regular in shape with a frontage of approximately 20.25 metres to Huon Street and frontage to Hovell Street of 40.53 metres providing a site area of 901.80 sq metres.





Development

Development is on the south-west corner of Huon and Hovell Streets Wodonga.

Residential

Existing on the site is a Federation cottage style residential building circa 1930's with accommodation of approximately 105 sq. metres. Construction is timber with iron roof and front veranda supported by styled columns. Accommodation is Lounge, Kitchen/meals, two bedrooms and a study/third bedroom.

Ducted heating and evaporative cooling add to the amenity. Renovated within the last 10 years the property is comfortable and has been leased at a weekly rental of \$270.00 per week.

Commercial/Industrial

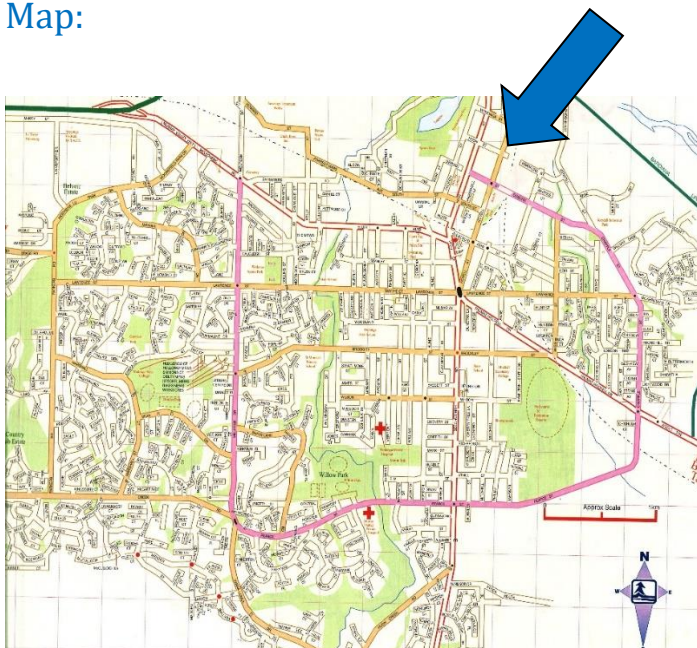
A cement block and steel building workshop/warehouse has been constructed on the Hovell Street address. The building has three [3] roller shutter doors for large vehicle access, a height of 4.0 metres and an area of 200 sq. metres. Concrete hard-stand provides the entry apron to the workshop and office.

Also constructed on the site is a metal carport and storage shed clad in colorbond steel covering 78 sq. metres.

An office with all facilities has an area of 35 sq. metres designed in the form of a barn-shed constructed of colorbond over a portal frame. The office is insulated with vinyl timber flooring and aluminium sliding access doors.

Planning zoning for the site is Industrial 1 [IN1Z] allowing for most commercial activities subject to the approval of the Responsible Authority, Wodonga City Council.

Map:



Utility Services

All services are available to the site.

Wodonga City Rates for the year 1st July 2021 are \$2,476.55. All other service charges are based on usage.

Market Appraisal

Sales and property information for the precinct indicates that the area is generally well held with only a small number of properties entering the market or changing registered proprietors.

9 Huon Street Wodonga is offered for sale by Private Treaty with Vacant Possession on the exchange of a Contract for Sale at an asking price of \$950,000.00 plus GST. A deposit of 10% is required upon exchange on the Contract with settlement preferred to be 60 days after the signing.

Details of the inclusions, Contract, and Section 32 Statement are available from the Selling Agents.

Conclusion

9 Huon Street, Wodonga presents an excellent corner location with asset value likely to increase with the development of the surrounding area.

**Robert Stevens COMMERCIAL
REAL ESTATE**

Thurgoona Plaza, 10 Shuter Avenue
THURGOONA NSW 2640
M. 0418 391 976
P. 02 6043 3088
robert@rscre.com.au

Vic Licence – 065770L, NSW Licence – 1075896, Auctioneer

Disclaimer –

This appraisal has been prepared solely for the information of the Client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning, that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way.

All measurements have been supplied by Property Owner or sourced from publicly available information.

