

SOLD



558 Napier St, White Hills



## Significant investment opportunity - cafe premises, wood fired pizza or residence

Prime Freehold Opportunity – High-Profile Location Opposite Botanic Gardens

An exceptional opportunity to secure a freehold property in a highly sought-after location, just minutes from the Bendigo CBD and centrally positioned in White Hills. This versatile property sits directly opposite the stunning Botanic Gardens and offers outstanding exposure with approximately 25,000 vehicles passing daily.

Key Features:

- Vacant Possession – The property is currently unoccupied, providing flexibility for the new owner.
- High-Profile Location – Positioned in the thriving Bendigo to Huntly growth corridor, ensuring strong future demand.
- General Residential Zoning – Suitable for a range of uses, including conversion back to a residential home (STCA) or

3 Beds 1 Baths 449m2 Land Area

**Price** SOLD for \$353,000

**Property Type** Residential

**Property ID** 884

**Land Area** 449 m2

**Floor Area** 318.90 m2

### Agent Details

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### Office Details

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potential commercial applications such as allied health, medical, or restaurant ventures.



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- Existing Infrastructure for Hospitality Use – Previously operated as a café, featuring a seating area, kitchen, bathroom, second toilet, laundry, and two storage rooms.
- Extensive Outdoor Facilities:
  - Large undercover entertainment area (12.8m x 7.8m)
  - Shed (8.0m x 3.8m)
- Ideal for a Restaurant or Café – This side of Bendigo has limited dining options, making it an attractive opportunity for a new eatery or hospitality venture.
- Modern Amenities – Equipped with two split-system units for heating and cooling, plus 3-phase power.
- High-Growth Area – A prime corner allotment in Bendigo's rapidly expanding corridor to Epsom and Huntly.

#### Investment Potential:

This solid freehold property is a rare find in a high-visibility location. Whether you're an astute investor seeking a strategic asset or an entrepreneur looking for the perfect space to establish a business, this property presents endless possibilities. This side of Bendigo is crying out for hospitality venues. A wood fired pizza takeaway would have huge demand in this area or a Thai restaurant etc

Don't miss out on this fantastic opportunity—contact us today for further details!

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Building	- 165.7 m <sup>2</sup>
Verandah	- 32.0 m <sup>2</sup>
Entertaining	- 90.8 m <sup>2</sup>
Shed	- 30.4 m <sup>2</sup>
Total	- 318.9 m <sup>2</sup>



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