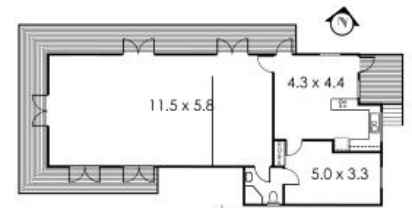


Sold



33 Bate St, Central Tilba



Plan is a guide only, measurements are approximate.



### Home - Shopfront - Lifestyle Change @ Central Tilba

Rare opportunity for a complete lifestyle change – home with shop in the heart of a charming National Trust tourist precinct, set in a landscape of outstanding natural beauty. Immerse yourself in village life of a diverse and welcoming community just a few minutes from pristine beaches, waterways and National Parks. Home: Cosy ‘beach house’ style of light filled, open plan interior. Built in 1998 it has an exterior style in keeping with the historical precinct. Options to adjust the one bedroom residence to suit by modifying retail floor area – STCA. Easy care gardens and yard including ample off street parking via rear lane access. Verandas: A major feature is the wraparound verandah – one long and sunny north aspect verandah warms the building all winter long. An east facing deck for breakfasts with a view, a shady southern verandah for those balmy summer afternoons and generous front verandah to display stock and shelter travelers. Shop: Fulfil your dream and set your own flexible work hours in this spacious, airy, domain which is a blank canvas with work/store room. Excellent position adjacent to a premier tourist icon and Council parking, plus a small reserve with seating out front. Live, work, let, invest, weekender, Air BnB The work/life possibilities are many & varied.

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.

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**Price** SOLD for \$545,000  
**Property Type** Residential  
**Property ID** 290

**Agent Details**  
 Sam Sheather - 0478 004 088

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