



**100 Railway Road Elmore VIC**

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If you're considering a move to the countryside and in search of a property that combines historic charm with modern convenience and income-generating potential, look no further!

**Price** : \$770,000 - \$800,000

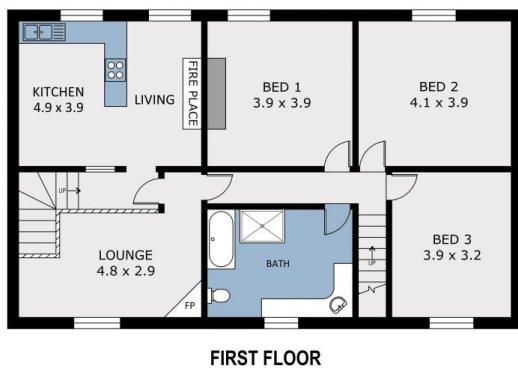
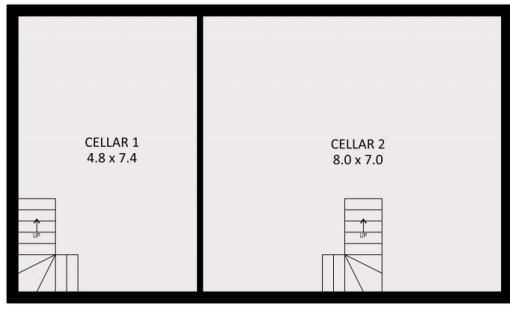
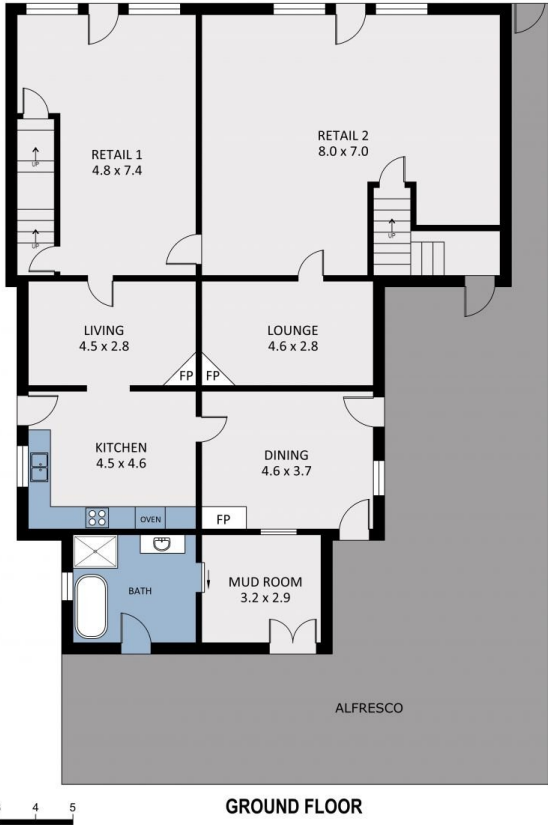
**View** : <https://www.dck.com.au/sale/vic/greater-bendigo-region/elmore/residential/house/8087989>

This property offers a fantastic opportunity to not only reside in a spacious comfortable residence but also the possibility to embark on a new business venture on the bustling main street of Elmore, a picturesque country town on the banks of the Campaspe River. With its prime location on the main highway between Bendigo & Echuca, this township zoned building allows for both residential and commercial use, making it ideal for generating income while embracing the benefits of country living.



**Dianne Parke**  
**(03) 5440 5000**

This beautiful updated two-story residence offers comfortable living and stunning views over the main street



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.

Ground Floor	- 173.8m <sup>2</sup>
First Floor	- 104.9m <sup>2</sup>
Basement	- 95.8m <sup>2</sup>
Alfresco	- 101.0m <sup>2</sup>
<b>Total</b>	<b>- 475.5m<sup>2</sup></b>

# 100 Railway Road, Elmore