

1623 Golden Hwy, Sandy Hollow, NSW 2333

Guide \$750,000 - \$770,000

House 2  1  8 



Charming Renovated Cottage with Commercial Income Potential

Welcome to a truly versatile Upper Hunter property, where charm, functionality and opportunity come together on a generous 2,003sqm block.

Open for Inspection

By Appointment.

This beautifully presented two-bedroom cottage has undergone a full renovation, offering a fresh, modern feel while retaining its warm country character. Neat, tidy and comfortable throughout, it provides the perfect move-in-ready home for those seeking a relaxed lifestyle with added income potential.

Set in the picturesque village of Sandy Hollow, with Golden Highway frontage and easy access to Merriwa, Denman, Muswellbrook and beyond to Newcastle and Sydney, this is true country lifestyle with convenience.

Beyond the home, the property opens up a world of opportunity. A well-established commercial shopfront is already in place and is just waiting for your ideas. There is scope to lease the space out or occupy the space yourself and bring your own business ideas to life, making this a savvy purchase for both owner-occupiers and investors alike. Most recently the shop was running as a very popular cafe & Post Office catering to both locals and travelers on the Golden Highway. There is ample space for parking and alfresco style catering.

Zoned RU5 Village, the property offers flexibility for future development (STCA), adding further long-term value.

Extensive shedding and infrastructure make this property exceptionally practical, featuring:

- Multiple large sheds including workshops, storage and showroom spaces
- Concrete floors and power to key sheds
- Reception area, office and showroom setup
- High roller door access and hardstand area for easy vehicle movement
- Lockable yard with secure access

Sustainability has also been considered, with solar power and water tanks in place.

Surrounded by established gardens and with ample space to expand or enhance, this is a rare opportunity to secure a well-rounded lifestyle property with strong

Listed By

Stephen Johnston

