Davidson Cameron & Co
174 Conadilly Street,
Gunnedah NSW 2380

1623 Golden Hwy, Sandy Hollow, NSW 2333

Sold - $750,000

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.

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.

Open for Inspection

By Appointment.

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

Listing Number: 3534498

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.