**Raine & Horne Gisborne**
42 Brantome Street,
Gisborne VIC 3437

## 8a, 8b & 8 Victoria St, Macedon, VIC 3440

**$1,300,000**

House 4 2 2















# One Title, Three Income Streams - The Ultimate Macedon Villa

Nestled in the heart of the picturesque Macedon village precinct, directly opposite the iconic Macedon Village Hotel and just a two-minute stroll to Macedon Railway Station, this exceptional mixed-use property on approximately 725m² presents a rare opportunity to secure a premium commercial and residential investment in one of the Macedon Ranges' most tightly held locations.

**Open for Inspection**

By Appointment.

Beautifully presented and thoughtfully renovated throughout, the property comprises two fully refurbished commercial shopfronts plus a spacious four-bedroom residence at the rear - all currently returning strong, secure lease income.

The generously proportioned home delivers outstanding comfort and flexibility, featuring four spacious bedrooms, including a large master suite complete with walk-in robe and private ensuite. Three additional bedrooms include built-in robes and are serviced by a central family bathroom with separate bath and shower, alongside a convenient powder room.

Designed for relaxed family living, the light-filled lower level offers multiple living zones including a spacious lounge, separate dining area, and a large open-plan kitchen overlooking the recently landscaped gardens and outdoor surrounds.

A substantial bonus room adds further versatility and is currently utilised as a workshop, providing the perfect space for additional storage, a studio, home gym, creative retreat, or hobby room.

Additional features include reverse-cycle split system heating and cooling, instantaneous gas hot water, and ample flexibility for owner-occupiers or investors alike.

Positioned within the thriving Macedon village hub, this unique offering combines lifestyle appeal with exceptional commercial potential - an outstanding opportunity to secure a high-performing mixed-use investment in an enviable location.

Contact our team today!

*ID required upon inspection

**Listed By**
Ken Grech
Phone: (03) 5428 4007
Mobile: 0418 509 710

Listing Number: 3537492

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.