Whale Coast Realty
34 Princes Highway,
Narooma NSW 2546

93 Princes Hwy, Bodalla, NSW 2545

Sold - 24/06/2026

Industrial Land















Multi-Income - Fuel, Retail & Residence

Situated in the heart of Bodalla along the busy Princes Highway, 'Tyrrell's Store' presents a rare and versatile opportunity for investors, developers, or owner-operators. This high-exposure service station is well-established, blending reliable commercial performance with significant future potential. Zoned RU5 Village under the Eurobodalla Shire Council, the property strikes a unique balance between business viability and village charm—making it ideal for ongoing use as a fuel and convenience outlet, or for potential redevelopment.

Open for Inspection

By Appointment.

The commercial building on the property includes a well-established corner store that sees steady local trade and consistent fuel sales. The business is fully licensed for tobacco and hazardous chemicals, adding to its operational strength. With its prominent highway frontage and high-traffic location, the site is ideally positioned for continued service station use. The layout of the block offers generous space, allowing for future enhancements such as additional structures, increased parking, or expanded retail offerings.

Tucked behind the commercial space is a private two-bedroom, one-bathroom residence. This neat and functional dwelling offers flexibility for use as staff accommodation, a rental property, or a home for an owner-operator. Also on site is a solid three-bay garage and workshop with secure lock-up access, providing further utility for storage, trade work, or possible commercial expansion.

Tyrrell's is a standout opportunity in Bodalla —combining reliable infrastructure, multiple income streams, and zoning that supports a wide range of uses. Whether you're looking to invest, expand a business, or explore future development options, this property offers the scale and location to make it a smart long-term acquisition.

Information Memorandum available upon request.

Council Rates = $4,462.81 APPROX

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Listed By

John Murray

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Listing Number: 3488899

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.