



**2775 Old Melbourne Road Dunnstown VIC**

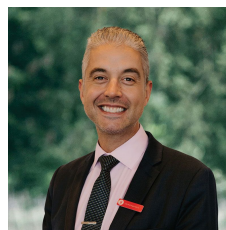
**16**

Positioned in the idyllic township of Dunnstown, the historic Shamrock Hotel presents an excellent freehold opportunity and has been owned by the current family for over 50 years. Built in the 1800's and located only 10 minutes (approx.) from Ballarat and just over one hour from Melbourne. "The Shamrock" is an iconic local pub that is packed with country charm with potential to add further scope. There is also a large four-bedroom, three-bathroom brick home with split system heating and cooling which is currently rented to a separate tenant.

Features of this great property are as below,

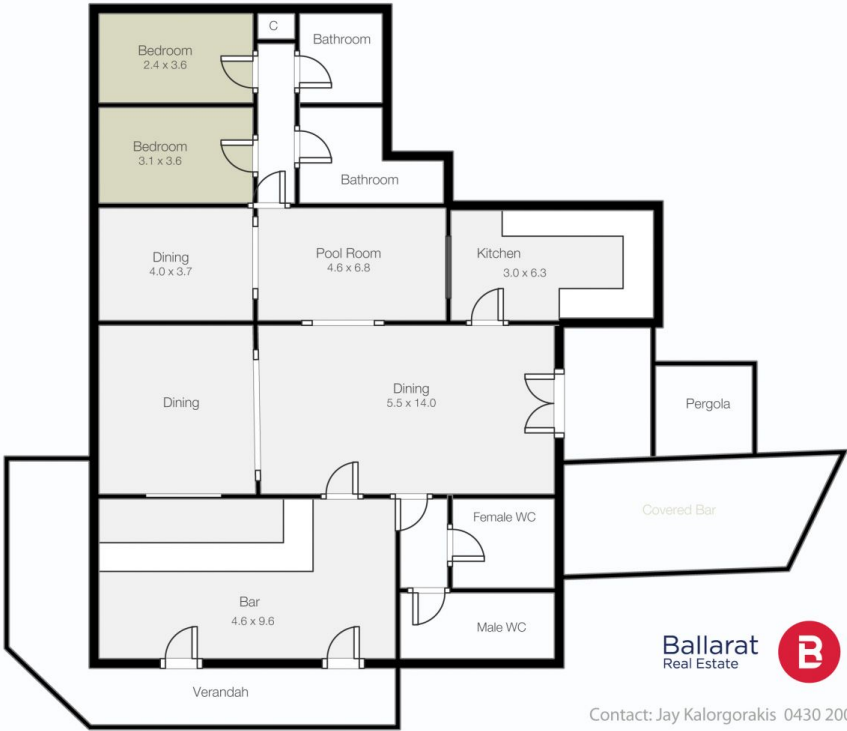
- Current rental income is \$33,280 approx
- 2,149 sqm (approx.) site area
- Built in early 1900's, purpose built as a hotel

**Price** : \$850,000  
**Building Size** : 900 sqm  
**Land Size** : 2149 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/dunnstown/commercial/leisure/7605665>



**Jay Kalogerakis**  
**03 53312233**

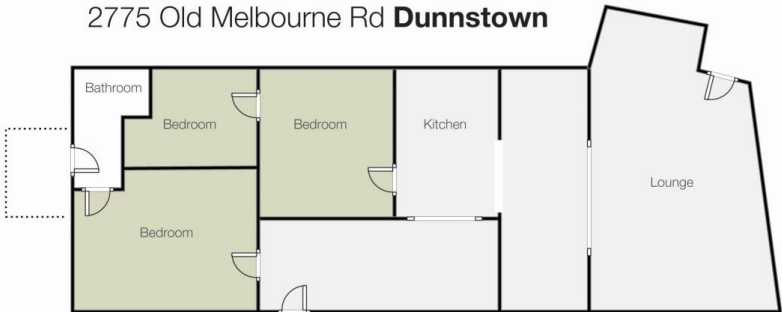
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Contact: Jay Kalogorakis 0430 200 663

This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2023 for Ballarat Real Estate.

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**Second Residence/  
Accommodation**



Jay Kalogorakis 0430 200 663



**Main House**

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