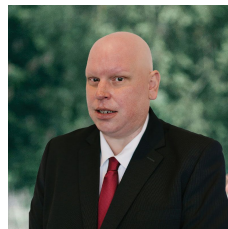


### 801 Doveton Street Soldiers Hill VIC

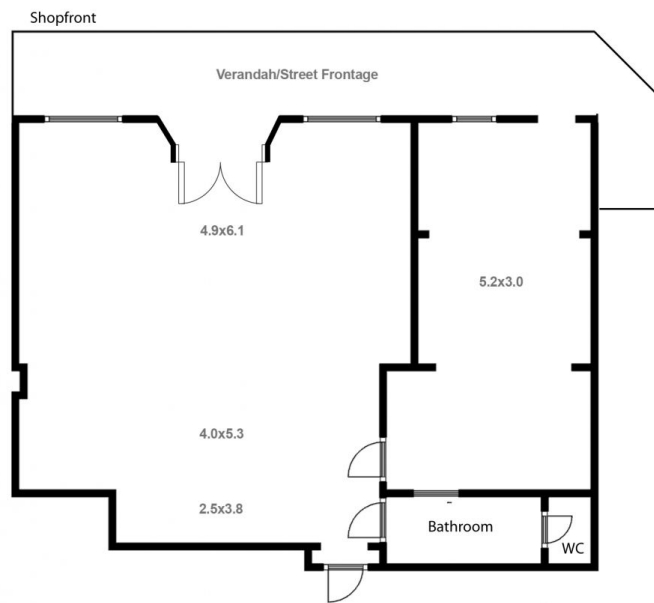
Ideal dual purpose location where you can Live & Run your Business at this Ideally Located Location in Popular Soldiers Hill. With shop frontage to popular Doveton Street North and on the corner of Gregory Street. With plenty of foot traffic passing daily with the Soldiers Hill Australia Post store 2 doors up, this location would be perfect for a number of small purposes especially for a cafe or Hairdresser working long hours, you can then just enter the residence that comes with the property. The residence comes with an open plan 2nd level bedroom, kitchen & living area. Bottom level has bathroom and 2 car garage. Split systems provides all year comfort. Zoned General Residential all applications are STCA within the permitted use.

**Price** : \$35,000 pa + GST + Outgoings  
**Building Size** : 65 sqm  
**View** : <https://www.ballaratrealestate.com.au/lease/vic/ballarat-western-district/soldiers-hill/commercial/retail/7952879>



**Jason Handreck**  
5331 2233  
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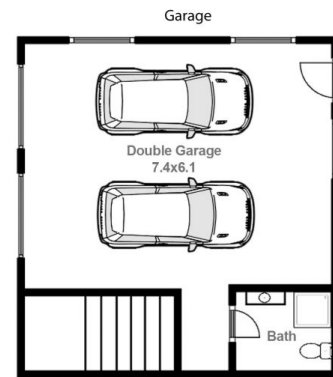
801 Doveton St Nth **Soldiershill**



Ballarat  
Real Estate



Jason Handreck 0408968076



This plan is for illustrative purposes only, floor plan proportions and scale are approximate. Plan prepared by PLP Ballarat © 2024 for Ballarat Real Estate.