



## Shopfront & Residence in the Heart of Berrigan

**This ideally located shop and residence is situated on a generous sized 365m2 block on the main street of Berrigan with great exposure and ample passing traffic.**

The shopfront is currently tenanted to the Berrigan Veterinary Surgery and offers a flexible floorplan and brilliant exposure to main street of Berrigan and potential access into the rear residence allowing for future flexibility.

The residence features two generous sized bedrooms, a large lounge room with an open fire place and split system air conditioner keep you cozy all year round. Towards the rear the home features a well-appointed kitchen with breakfast bar, good sized bathroom with shower recess and separate laundry for your convenience. Outside the property offers 3x3m garden shed with concrete floor, a larger 3x8m shed with concrete floor to cover all your storage needs and single carport.

**This is an ideal investment opportunity in the heart of Berrigan. Call today for further info or to schedule a viewing!**

2 1 1 365 m2

<b>Price</b>	\$250,000
<b>Property Type</b>	Residential
<b>Property ID</b>	4865
<b>Land Area</b>	365 m2

### Agent Details

Andrew Jenkins - 0428 570 717  
Jake Jenkins - 0428 217 898

### Office Details

Cobram  
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