



10 Negro Street, Wollombi



Rare Wollombi Village Commercial Opportunity – Invest or Lease!

Calling all creatives looking for a commercial opportunity with endless possibilities to work in the heart of the historic Wollombi township.

The beautiful barn style building has had many commercial uses over time, most recently as an art gallery while previously being a produce barn and plant nursery. Various powered structures are all set upon a land size of approx. **971m²**, zoned RU5 Village, suitable for many business ventures or a great place to park a TINY HOME and have a lifestyle change along with a new business venture in this quaint country town. Alternatively the property could be a suitable investment to then lease out to another business and potentially create a nice passive income while owning a piece of the historic village.

Perfectly setup as an art gallery, the barn boasts large open spaces with an open rafter roof line and is fitted out with track lighting and extensive wall space. A separate kitchen and utilities room makes the Barn a fully functional space for many commercial possibilities. The property currently holds a D.A approval to operate a gallery, gift shop and plant nursery as well as the potential for many other opportunities.

Located in a prime central position close by to other primary village businesses, the Barn is well positioned on a quiet laneway with plenty of parking and a lovely walking track at the end of the lane takes you along the Wollombi Brook, a peaceful trail for tourists and locals.

Wollombi is a beautiful boutique country village located under 2 hours'

1 1 971 m2

Price	GUIDE: \$720,000
Property Type	Residential
Property ID	133
Land Area	971 m2

Agent Details

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Office Details

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drive from Sydney and even closer to the Central Coast and Newcastle. With local wineries, cellar doors, stunning farmland and National Parks on the door step, the property could also be a perfect weekender to simply enjoy the village atmosphere with easy access.

Things You Will Love About This Diverse Township Property...

- Beautiful barn and various structures
- Set upon approx. 971m² parcel of land
- Zoned RU5 Village
- Close by to other local prominent businesses
- The barn has power connected, double ceilings, ceiling fans
- Functional kitchen with stainless steel gas stove & electric oven
- Shower/Utility room
- Composting toilet (Not Council approved)
- Timber floors
- Specialised gallery track lighting
- Three outbuilding structures with power connected
- Delightful established tree's and shrubs with sandstone paving throughout the grounds
- Concrete water storage tank (approx. 5,000glns/22,000L)
- 1 x poly water storage header/tank
- D.A approval for Gallery and gift shop

What are you waiting for? Contact us today! Kurt Musgrove M:0497 281 475
or Garry Musgrove M:429 663 026.

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