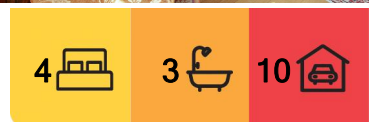


## Avenel, 16 Bank Street

### "The Grain Store" - Circa 1870 - Endless Possibilities

Situated in the heart of Bank Street, Avenel, "The Grain Store" is a stunning property that combines historical charm with modern luxury. Originally built in 1870, this property has been meticulously restored to offer a unique living space with limitless potential for a variety of uses. Whether you're seeking an ideal venue for weddings and receptions, a conference centre, a wine bar, restaurant, or cafe, or even a bed and breakfast accommodation (STCA), this property is a blank canvas just waiting to be transformed. As you approach, the ornamental Bradford pear tree-lined driveway creates a striking first impression. This home features triple brick construction, offering the perfect blend of period charm and contemporary design. The master suite is a true sanctuary, with an ensuite complete with a luxurious bathtub, heated floors, a walk-in shower, and a spacious walk-in robe. The main house boasts three generous sized bedrooms, each with 11-foot high ceilings and plenty of storage space, ensuring both comfort and functionality. The large kitchen is a chef's dream, equipped with a feature AGA electric oven and gas hot plates, and is complemented by beautiful American oak flooring throughout the home. The



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expansive living area is nothing short of breath-taking, with 18-foot high cathedral ceilings, exposed original beams, and a Cheminee Philippe wood heater set into a French-imported limestone mantelpiece, creating a warm and inviting space. Double-glazed French doors open to the immaculate walled garden, where you'll find a custom-built, ornate cast iron pergola crafted by a blacksmith, adding further charm and character to the space. No expense has been spared in the restoration of this home, with only the finest tradesmen and materials used throughout. Energy efficiency is a standout feature, with 65 solar panels (3x 5kVA solar systems) and 30kW of triple battery storage, ensuring no power bills for the last 15 years. Additionally, the property is serviced by mains town water, complemented by a 100,000-litre rainwater tank to supply both the house and the gardens. Raised vegetable gardens further enhance the property's self-sufficiency and appeal. For those with a passion for collecting or working with large machinery, the huge garage/workshop/commercial area is perfect, measuring 18.5 metres long by 10.7 metres wide, with 18-foot high ceilings and dual access. This versatile space could accommodate everything from a car collection to a range of commercial possibilities (STCA). A two-car carport is also located at the rear of the property for added convenience. A central sunlit paved courtyard, complete with a mature olive tree centrepiece, provides natural light to the master bedroom, kitchen, and foyer areas, further enhancing the property's charm. Additionally, a fully self-contained one-bedroom unit with its own bathroom/laundry, kitchen, and living area offers the opportunity for a separate living space with its own access, perfect for guest accommodation or additional rental income (STCA). Located in the main business area of Avenel, the property offers fantastic potential for a variety of commercial ventures, with a popular hotel and pizza restaurant as neighbours. It's just a short walk to the V/Line train station for easy access to Melbourne CBD, while the Hume Freeway is only 5 minutes away. A leisurely 90-minute drive will take you to Melbourne's city centre, while Seymour is just 15 minutes away, and the water sports and wineries of Nagambie are 17 minutes from your door. This property is truly a masterpiece, offering a unique combination of historic charm, modern conveniences, and endless possibilities. To fully appreciate the beauty and potential of "The Grain Store," an inspection is a must. Contact us today to arrange a viewing and start imagining the possibilities that await! Please call Gavin Henderson with any queries or to arrange a private inspection.

\* In conjunction with Tom Ryan Vendor Advocacy.

## More About this Property

Property ID	7QGHJS
Property Type	House
Land Area	2266 m2
Including	Study Air Conditioning Toilets (3) Fire Place Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Gavin Henderson 0408 359 764**

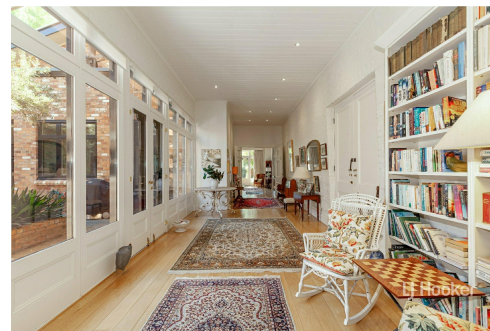
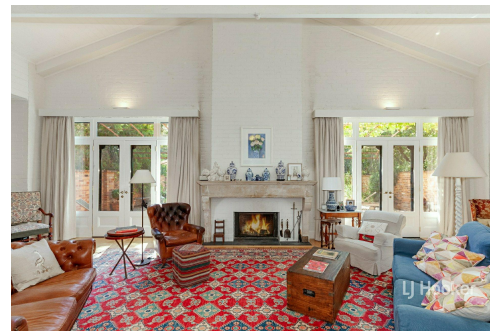
Principal | [ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

**Sally Long 0477 437 281**

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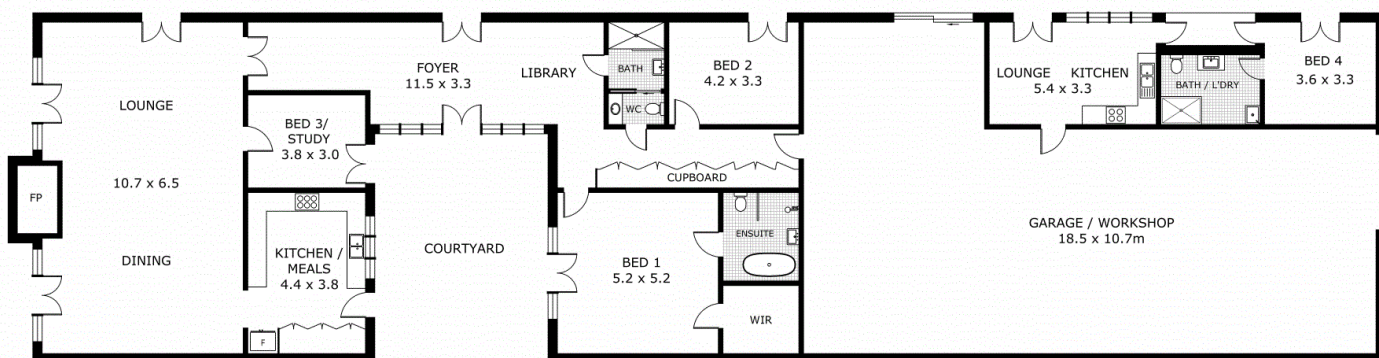
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence - 415.3 m<sup>2</sup>



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