



125 Rail Street, Heathcote Junction

A Rare 2103 sqm Opportunity: Renovate, Rebuild or Reimagine

Perfectly positioned in a sought-after location, this expansive 2,103 sqm property presents an incredible opportunity for renovators, builders, investors, or those wanting a prime block close to town conveniences. The early-1900s two-bedroom, one-bathroom cottage sits proudly at the front, showcasing charming original features including timber floorboards, soaring 10-foot ceilings, double-glazed windows, a cosy lounge with wood heater, and a kitchen with open fireplace. Solar panels and a single carport are already in place. The cottage is in very poor condition, requires restumping, and has visible previous termite damage, offering the choice to undertake a full renovation or demolish and build your dream residence (STCA). Adding exceptional value is the separate two-bedroom, one-bathroom unit at the rear, currently leased to a long-term tenant at \$250 per week (lease expiry 8/26). This unit includes split-system heating and cooling, front verandah, carport, and provides an immediate income stream.

Magnificent established gardens surround the property, with full fencing and a 5m x 7m shed included.

Located just a 2-minute walk to the train station (approx. 50 minutes to the Melbourne CBD), and only a 5-minute drive to local schools and the shopping centre, this is a unique chance to secure a large parcel

2 2 2

FOR SALE

Please Call

AGENTS

Gavin Henderson

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AGENCY

LJ Hooker Broadford | Kilmore

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



in a premium position with endless potential: build new, renovate the original home, or enjoy dual rental.
Please contact Gavin Henderson on 0408 359 764 if you have any queries.

MORE DETAILS

Property ID	7UTHJS
Property Type	House
Land Area	2102.72 m2
Including	Toilets (2)

Gavin Henderson 0408 359 764

Principal | ghenderson.broadford@ljhooker.com.au

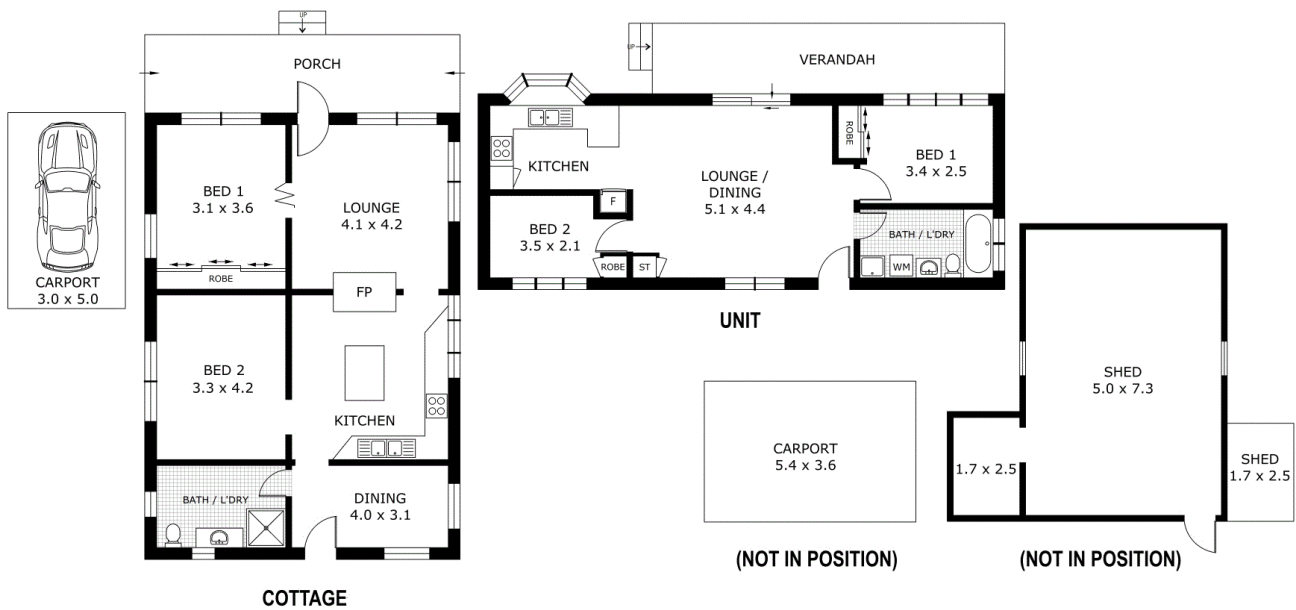
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Dwelling 1	-	80.5m ²
Dwelling 2	-	57.3m ²
Porch	-	16.1m ²
Verandah	-	16.2m ²
Shed	-	44.5m ²
Carport	-	34.4m ²
Total	-	249.0m ²

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