



1 Mitchell Street, Nyora




PRIME OPPORTUNITY IN THE HEART OF NYORA!

Positioned on an expansive 1,743 m² corner block, this solid three-bedroom home offers an exceptional opportunity for first home buyers, developers or renovators alike. Brimming with potential and perfectly situated in the heart of Nyora and is just across the road from the Nyora Hub and within easy reach of every town amenity – you simply cannot get any closer to the centre of town.

The property features a classic older-style residence with scope to update, extend, or even subdivide (STCA) to suit your needs. The generous land size provides plenty of space and you will sure to be impressed by the substantial shed, 6.5 x 14m and carport, 6 x 14m – the ultimate man cave or workshop dream.

With eight parking spaces, there's ample room for vehicles, boats, trailers, or caravans. The home's prime position on a prominent corner block not only ensures great street presence, but also enhances its future development possibilities.

Enjoy direct access to the popular rail trail, perfect for weekend strolls or cycling, and relish the convenience of having shops, schools, and local services right on your doorstep.

3  1  8 

FOR SALE
\$690,000

VIEW
By Appointment

AGENTS
Allan Mann
0409 855 753
amann@ljh-inverloch.com.au

Greg Kane
0477 020 267
gkane@ljh-grantville.com.au

AGENCY
LJ Hooker Grantville
(03) 5678 5988

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.

 **LJ Hooker**

This is a rare find offering so much space, flexibility, and potential in a tightly held location. Whether you're looking to renovate, develop, or simply settle into a welcoming Nyora community, this home is the perfect place to make your mark.

Arrange your inspection today!

MORE DETAILS

Property ID	U1HS5
Property Type	House
Land Area	1743 m ²
Including	Air Conditioning Toilets (1) Fire Place Workshop Secure Parking Fully Fenced

Allan Mann 0409 855 753

Managing Director, Licensed Estate Agent & Officer-in-Effective Control | amann@ljh-inverloch.com.au

Greg Kane 0477 020 267

Sales Executive | gkane@ljh-grantville.com.au

LJ Hooker Grantville (03) 5678 5988

6/1524 Bass Hwy, GRANTVILLE VIC 3984
grantville.ljhooker.com.au | grantville@ljh-inverloch.com.au





1 Mitchell Street, Nyora, VIC, 3987
 TOTAL APPROX. FLOOR AREA 91 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.