



**wodonga real estate  
bestagents**

### 3411 Murray Valley Highway Bonegilla VIC

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Historical Commercial premises in prominent location close to Latchford Barracks & Lake Hume.

Suited to a range of Commercial uses including a food store but more eminently suited to Internet Sales Warehouse, Artists, Music or Photographic Studio or any pursuit that doesn't necessarily require one to be Town Central.

Bonus : foundations ready for a 3 bedroom caretakers cottage ( STCA).

Grasp this opportunity to secure a good property in a prime location.

Vendor would be prepared to lease back.

**Price** : \$ 165,000

**View** : <https://www.wodongarealestate.com.au/sale/vic/north-eastern/bonegilla/residential/studio/5836831>