



77 Main Street  
**Birregurra, VIC**

**2**  
BED

**1**  
BATH

**2**  
CAR

greateoceanproperties

### **The Colonial Bank of Australasia. Circa 1885.**

Before being acquired by the National Australia Bank (NAB) in 1918, the Colonial Bank of Australasia brought banking services to rural communities and one of their great legacies was the beautiful, architectural buildings they created to be seen as a pillar of strength in a young nation. An opportunity exists to become part of that history with the sale of this historic property. Within the striking facade lies the thriving Otway Artisan Bakery and Café as well as a 2 bedroom, retro styled residence. As tenants, the bakery/cafe are in the first term of their 3 year lease and have an option for 2 further 3 year terms. Set on an 810sqm (app) allotment which includes rear access to a picturesque garden, this property represents an excellent opportunity for a couple who may be looking to retire from the city in the future and potentially run a small business in a popular rural community. Birregurra is very well located, being approx 90 minutes from Melbourne, 45 minutes from Geelong and approx 30 minutes from Lorne. It has a thriving local community and is popular as a day trip destination

### **SOLD**

**Contact:** Mim Atkinson  
0408912533

**Type:** House

**Sold Date:** 16/11/2018

**Land:** 810m2

<https://www.greatoceanproperties.com.au>



Plans shown are only indicative of layout. Dimensions are approximate.

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