



81 Humffray Street North Ballarat East VIC

YPA Real Estate is pleased to present a unique investment opportunity in Ballarat, Victoria. Currently leased and generating an impressive \$70,000 PA through two separate business', this is an exceptional find for astute investors looking to expand their portfolio.

Originally constructed in 1862 and tastefully renovated in 2000 and 2014, this property seamlessly blends historic charm with modern amenities. Its rich history as a prominent hotel adds to its allure, while its location on Humffray St and Scott Parade offers stunning views over Ballarat.

Strategically situated near the train station, bus stop, and a vibrant dining scene offering both convenience and profitability. Featuring a well-respected dining venue and 8 accommodation rooms, providing a strong income stream for potential investors. Additionally, the proximity to Ballarat's renowned tourist attractions, including Sovereign

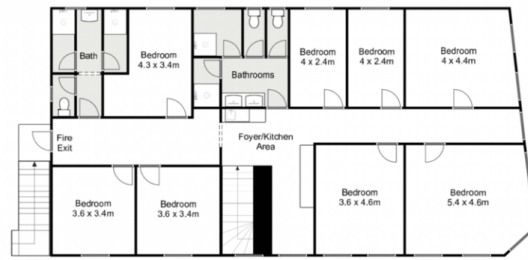
Price : \$1,149,000 - \$1,199,000
Building Size : 650 sqm
View : <https://www.ypa.com.au/8006629>



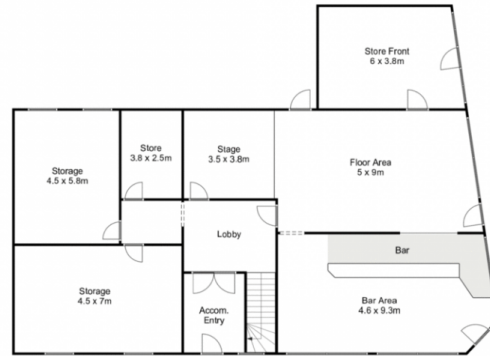
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First Floor



Ground Floor

81 Humffray Street North, Ballarat East

YPA

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

