



69 Killeens Road, Rutherglen



## The Former Uncle Toby's Office Complex

Located in one of Australia's most renowned wine and agricultural districts is the former Uncle Toby's Office complex. Being offered for genuine sale and it represents an opportunity to purchase at a price that is likely to be significantly below replacement cost. The property comprises land of 10.12 hectares (25 acres) and the Commercial building improvement cover approx 1307m<sup>2</sup> on two levels. All services are connected plus an in-house fire service. The property has a lease to North East Water and a lease to the State Electricity Commission of Victoria for utilities that are on the property. For a private time friendly inspection contact Brian to arrange.

Information Memorandum available upon request.

**Disclaimer:** All care has been taken in compiling these particulars, but the vendor and their agents do not guarantee the details and cannot accept responsibility for errors or misdescriptions if any. Intending purchasers should satisfy themselves as to the correctness of details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

10.12 ha

**Price** SOLD  
**Property Type** Business  
**Property ID** 2060  
**Category** Food/Hospitality, Education/Training, Retail  
**Land Area** 10.12 ha

### Agent Details

Brian O'Shea - 0427 931 102

### Office Details

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