



Lifestyle Property with Income in Hepburn Springs - Spa Capital of Australia. Located directly opposite the 'Hepburn Springs Mineral Reserve', 8 Bedroom Home, Fully Furnished Accommodation, Day Spa / Gallery and Mineral Water Spring on 1.75 acres of well maintained terraced gardens and established trees. Offered for sale are two titles (which can also be purchased individually) and each title is connected to town water, sewerage, natural gas, electricity and NBN. Lot 1 / 10 Forest Ave Hepburn Springs VIC 3461 - \$1,190,000 'Rosemount House' 8 BR, plus holiday accommodation: 2 x 1 Bedroom Spa Suites and 1 x 2 Bedroom Spa Cottage, fully furnished - WIWO. Land Size 2664m2. Building Area 60sqm Lot 2 / 12 Forest Ave Hepburn Springs Vic 3461 - \$985,000 The existing building registered as BCA Class 9B in a Residential Zone: max cap of 50 people, Reception, 2 toilets, change rooms, Salt chlorinated Swim Spa. It also has a MINERAL WATER SPRING with a yearly 4 megalitre Commercial Groundwater License to 30 June 2026 (with option to renew). This property...

**\$2,095,000**



**12 5 13**

## Amenities

- ✓ Cooling
- ✓ Insulation
- ✓ Landscaped Common Gardens
- ✓ Balconies
- ✓ All appliances work

## Technology

- ✓ NBN
- ✓ TV Sockets

## Outside

- ✓ Off street parking
- ✓ Street condition
- ✓ Local neighbourhood amenities