

# ROSIN SMYTH



## 179-183 Princess Drive Morwell VIC

Exceptional opportunity at 179-183 Princess Drive, Morwell  
- a high-profile corner site that unveils the iconic Latrobe Valley Hotel.

### Key Features;

- Suits prescribed accommodation premises (S.T.C.A)
- Comprised of over 20 guest rooms (single & double) and a manager's residence
- Includes function rooms, a lounge and public bar, and disco lounge
- Huge potential to expand floor plan and increase number of rooms
- Two level building with potential to add third level, supported by the existing concrete staircase to roof
- Large undercroft carpark fit for 24 vehicles plus store-rooms
- Vacant possession

<b>Price</b>	: \$1,500,000
<b>Building Size</b>	: 2400 sqm
<b>Land Size</b>	: 2713 sqm
<b>View</b>	: <a href="https://www.rosinsmyth.com.au/7710692">https://www.rosinsmyth.com.au/7710692</a>



**Martin Smyth**  
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# 179-183 PRINCES DRIVE, MORWELL



Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.