

2045 Ballan Road, Anakie, Vic 3213



House For Sale

Wednesday, 24 April 2024

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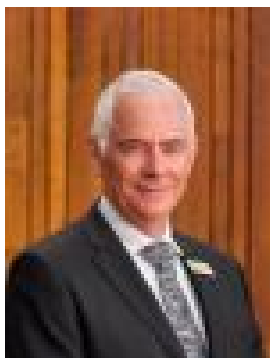
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2357 m2

Type: House



Terry Cleary
0400004772

\$890,000 - \$925,000 plus SAV.

The Old Workshop Cafe and existing family home, are being offered for sale. Fully operational until the end of 2023 now the owners have decided to sell to explore other pursuits. With so many varied options here, not far from centre of town, live in and run your own business, cafe/restaurant/store/provedore with large indoor/outdoor dining. Located in a popular tourist hotspot, in a prominent position with passing traffic, this cafe has made a name for itself as a must-visit destination for locals and visitors alike. With a strong reputation and loyal customer base, this business presents an incredible opportunity for anyone looking to step into the thriving cafe industry. The 35-seat cafe is situated in the idyllic township of Anakie boasting a unique, rustic and welcoming atmosphere. The space is well-utilised, with potential for expansion. Whether you envision adding a private dining area, a function space, or even a small retail section, the possibilities for growth are endless. STCA Building strong relationships with the local community and suppliers, the cafe has enjoyed great support from its surroundings. The local community has embraced the cafe, becoming regular patrons and providing a steady stream of customers. Furthermore, the cafe has established good relations with local suppliers, ensuring a consistent and high-quality product offering. The sale can include current permits to run as a food preparation business, fully registered, council approved, all furniture, stock & fit out at value, necessary to run the cafe smoothly. Furthermore, the sale includes the computer equipment, social media accounts, and the trading name is available, giving you a strong presence from day one. There is an option for off-street customer parking plus there are two secure shipping containers available to the property to use for further storage of supplies and cleaning equipment. Cafe and surrounding grounds features: • Commercial Kitchen. • Glass display cabinets. • Display Fridges. • Internal seating for 35 customers. • Outside seating area. • Secure storage containers available. • Off-street parking. • Stock & Equipment available at Value. In addition to the sale of the business is the very neat, three-bedroomed family home that features: • Lounge with decorative cornices. • Kitchen with as new stove + dishwasher. • Polished Floorboards. • Large Bathroom. • Oversized Double Garage. Both the home and the business are set on half an acre or approximately 2,364m² with town water connected. *Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent. **Photo ID is required at all open for inspections.*