

# 5160 Barmah-Shepparton Road, Bunbartha, Vic 3634



## Lifestyle For Sale

Thursday, 13 June 2024

5160 Barmah-Shepparton Road, Bunbartha, Vic 3634

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: Lifestyle



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**\$1,200,000 - \$1,300,000**

Escape the hustle and bustle of the city and immerse yourself in the serene beauty of the Goulburn Valley with Cheeky Grog Co - a rare opportunity to own a 2 Hectare/5 Acre (approx.) lifestyle property with a cider production business and function venue, very suitable for a family operation with huge potential. Business currently in recess due to owner's commitments elsewhere. **PROPERTY HIGHLIGHTS:** Residence - a comfortable 4 bedroom brick veneer home awaits you, nestled on 4 Hectares of picturesque land. Enjoy the comfort and security of a fully fenced house yard, perfect for your little ones to play. Commercial Kitchen - Indulge your culinary passions with the commercial kitchen including a wood-fired pizza oven. Let your creativity flow as you craft delicious dishes to pair with your exceptional cider, whilst selecting fresh vegetables and herbs from the cidery garden to enhance your dishes. Function Venue - Entertain guests in style with a bar/sales room and numerous indoor/outdoor dining areas. With a capacity of up to 130 patrons and ample car parking, your venue is poised for success. Cidery Production Area - Dive into the world of cider production with a comprehensive setup including a juicing plant, fermenting/variable capacity and pressure tanks, cooling unit, pasteuriser, pumps, crossflow filter, bottling machine, and a 100-bin capacity cool room. Everything you need to bring your cider dreams to life. Location - Conveniently located approximately 2 hours from Melbourne and just 10 minutes from Shepparton, Cheeky Grog Co offers the perfect blend of rural tranquillity and accessibility. Lifestyle opportunities - Whether you're passionate about brewing, cooking, or simply craving the freedom to be your own boss, Cheeky Grog Co provides the ideal canvas for your lifestyle aspirations. Why Cheeky Grog Co? - Established success - Founded in 2014, Cheeky Grog Co has been a hot destination on the tourist trail, offering a unique and memorable experience to visitors. Schedule a viewing today and experience the magic of Cheeky Grog Co firsthand. This unique property is a must-see for anyone seeking a life of tranquillity, creativity, and entrepreneurial spirit. Genuine reason for selling - The current owners are ready to pass the baton, creating an exciting opportunity for the next visionary to take Cheeky Grog Co to new heights. \* Full list of inventory available to interested parties.