

8597-8601 Bruxner Highway, Tabulam, NSW 2469



Sold House

Wednesday, 17 April 2024

8597-8601 Bruxner Highway, Tabulam, NSW 2469

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2190 m2

Type: House



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\$414,000

* The now closed Tabulam News was once a thriving business, but the now retired owners have had to close for health reasons.* With the only fuel option right on the highway between Casino and Tenterfield,(128 KMS) this is the perfect opportunity for someone that is ready to roll their sleeves up and reap the rewards.* The fuel tanks were recently upgraded and a full report is available - see agent.* Since closed alot of missed opportunities are apparent from passing highway traffic, the area is popular on weekends and holidays due to local rivers, gold panning and National Parks, plus trucks etc which are regular passers by, surrounding villages have no fuel available.* The property is set on around half an acre, has a large 4 bay shed with high roof at the rear perfect for produce storage or could be leased out.* Internally the shop area still exists and does require some renovations, adjoining is a spacious 3 bedroom home with a private area behind with lovely rural views.* The village of Tabulam is warm and vibrant, the village which is off the highway is a rural store -sells fuel, mini supermarket, post office and pub, country style cafe.* Shop sold fuel, drinks, icecreams, supermarket items, sandwiches, pies and locally grown produce, this business will take the right person to see a market and utilize the current position which has the ability to become a viable business.* The building has 3 phase power and back up generator, storage areas internally and several fridges and freezers/ plant with a walk in walk out scenario.* See agent for more information, the business is not a going concern and includes some plant and equipment .Price is firm.All information contained herein by Amanda Johnson Realty is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.