

1875 Warburton Highway, Launching Place, Vic 3139 **Professionals**

## House For Sale

Thursday, 11 July 2024

1875 Warburton Highway, Launching Place, Vic 3139

Bedrooms: 4

Bathrooms: 2

Parkings: 32

Area: 9988 m2

Type: House



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**\$1,850,000 - \$1,950,000**

Embrace a new lifestyle in the stunning Yarra Valley! Discover a rare opportunity to own an established and flourishing wholesale and retail nursery business, perfectly situated along the bustling Warburton Highway tourist road. This family-owned business has been thriving for over 40 years, presenting you with the chance to step into a vibrant industry. Boasting a wide frontage on the busy thoroughfare, the 2.5-acre property includes everything you need to succeed, plus a private 4-bedroom residence. Don't miss out on this unique chance to combine business and lifestyle in the heart of a picturesque setting.

**WHOLESALE BUSINESS** This fabulous opportunity is perfectly suited for an eager go-getter ready to make their mark in the nursery and garden industry. With a seamless walk-in / walk-out transition, the current owners are committed to sharing their extensive knowledge and ensuring a smooth handover.

**Key Features:**

- 6 Growing Tunnels: Extensive space for cultivating a diverse range of plants.
- 6 Water Tanks plus mains water: Ensuring a reliable water supply for optimal plant health.
- Automated Watering System.
- Delivery Truck and Tractor.
- Well-Equipped Potting Shed: Featuring drive-through roller door access, potting bays, and a private office space.
- Employee Facilities: A separate office shed and tea-room for employee breaks.
- Experienced Team: A dedicated team of 6 loyal employees.
- Unique Branding.
- Stable Profit Level: Proven financial success and year-over-year growth.

The success of Piggy Back Farms is evident in its consistent growth, supplying high-quality plants to a broad customer base.

**RETAIL BUSINESS** The retail premises have recently undergone renovation, enhancing the shop front with new flooring, fresh paint, and a modern shelving layout. The current floor stock provides a substantial starting inventory. Various covered walkways create fantastic spaces to showcase a wide variety of plants and gardening products. Multiple sheds offer ample storage for all your needs.

**PRIVATE RESIDENCE** The private residence is a country brick veneer home accessed via a gate in the fence bordering the nursery, or via private driveway. It features established pathways and low-maintenance gardens, creating a serene living environment.

**Home Features:**

- Open Concept Kitchen and Dining: Perfect for entertaining friends and family.
- Two Living Zones: Bay windows offer options for quiet retreats or family gatherings.
- Primary Bedroom: Spacious with a walk-in robe, private ensuite, and ceiling fan.
- Three Additional Bedrooms: Each with built-in wardrobes, ceiling fans, and shared bathroom access.
- Year-Round Comfort: Ducted heating and split system cooling.

**Outdoor Features:**

- A carport for vehicular shelter and additional open-air parking spaces.
- The home is screened from the road by large hedges and established trees, providing privacy and seclusion.

This unique offering combines business and lifestyle in one of the most desirable locations. With an established, profitable business and a beautiful residence, this is your chance to enjoy a balanced life while making a significant impact in the nursery industry.

For further information and to arrange a viewing, please contact our team at 03 5967 1800.

**FURTHER CONTACT** By enquiring on or inspecting this property, you agree to receive further marketing information from us about other properties. To opt out of this, please contact our office on 5967 1800