

# 33 Nandabah St, Rappville, NSW, 2469

## House For Sale

Wednesday, 2 October 2024



33 Nandabah St, Rappville, NSW, 2469

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## SO YOUR DREAM IS TO OWN A COUNTRY PUB ?

Well here is your chance and all the hard work is done !

\* If you are seeking a change , in the heart of a country town , and reap the rewards financially and in your life, this is for you.

\* This grand old lady was built in 1911 and is steeped in history, lovingly restored by its current owners, the property has had major renovations throughout which has been beautifully restored to its former glory.

\* The pub has large groups who visit via bus, bikes, weddings, large groups and functions, the hotel offers cocktails, has an amazing chef that can stay on.

\* There is the locals bar , Ivy Bar which takes in the great rural views, the main bar is welcoming and friendly, walk through to the formal dining with original fire place, polished timber floors.

\* The back area is the main function area with several dining tables, takes in the fresh country air but very well sheltered, order lunch or dinner from the restaurant in style.

\* The kitchen is newly renovated with stainless steel features, functional and well planned out.

\* Upstairs there is 4 private rooms, one area is a unit for the chef, large separate lounge area, plans for a cocktail bar near the wide original 3 sided balcony.

\* The main bathroom is under renovation, there is a laundry room, beautiful original spiral staircase reminds you of just how grand the old lady is.

\* The property has been fully rewired, has 6 x 5000 gallon tanks, new gas hot water service, outside area, double lock up garage, all this and its on a 2.69 ha block, this area unused and can be sold off if required.

\* Coolroom, store room, original office, mens and womens toilets downstairs, sealed road frontage just 25kms to Casino NSW, Qld border in around 2.5 hours.

\* Agent discloses flooding in 2022, first large flood seen here in many years, bush fires in 2019. which proved just how special this community is.

\* Figures available - see agent.

( please note owners will not look at delayed settlements, property is priced to sell and price is firm )

If this is you, call us today.

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