



## For Sale

Location: **Melbourne**  
Asking: **\$225,000 + SAV**  
Type: **Hospitality-Cafes**

### Bayside Living in Brighton

Step into the heart of Brighton and discover a hidden gem - a charming double fronted cafe that exudes warmth, community spirit, and delicious aromas.

Nestled in the bustling suburb of Brighton, Victoria, this cafe is not just a place to grab a bite - it's a lifestyle. With ample space for patrons, including a pet-friendly outdoor area, this cafe welcomes all with open arms. The menu, carefully crafted to cater to all ages, promises a culinary experience like no other.

Imagine starting your day with a steaming cup of coffee, surrounded by the buzz of happy customers and the aroma of freshly baked goods. With seating for 40 inside and 30 outside, there's always room for one more at this beloved cafe.

But that's not all - the business comes with a unique opportunity to live where you work. With a 3-bedroom residence attached, you can enjoy the perks of bayside living while running a successful business.

Now is your chance to own a piece of this thriving community. The current owner has laid a strong foundation for success, and it's time for someone new to step in and continue the legacy.

Don't miss out on this rare opportunity - seize the chance to own a piece of Brighton's vibrant cafe culture. Enquire now to learn more about this unique business for sale.

### Contact:

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