

# Convenience General Store for Sale Moyston VIC



## For Sale

Location: **VIC**  
Asking: **\$598,000**  
Type: **Retail-Food Dairies/Superettes**

### Freehold and Business

Excellent Opportunity on great Vendors terms.

\$ 300,000 DEPOSIT to take over this great business, and the balance on Vendors terms !!

Discover an exceptional lifestyle and business opportunity in the heart of Moyston complete with a charming 2-bedroom residence!

Nestled on approximately 1,608m<sup>2</sup> of Township Zoned land, this well-established Cafe and General store offers a profitable, turnkey operation with strong local and tourist appeal.

Perfect for an owner-operator seeking the peace of country living while running a thriving, character-filled business.

Currently operating as a boutique-style country cafe, the business features cabinet-style food with a small a la carte menu, a fully licensed bar, and bottle shop.

The beautifully curated indoor-outdoor space enhanced by the current owner's artwork and decor creates a unique, welcoming atmosphere for locals and visitors alike.

Located on the main tourist route between Melbourne and the Grampians (Gariwerd), and just 16km from Ararat.

Moyston is also known as the birthplace of Australian Football (AFL) attracting steady tourism and local pride, with the Tom Wills monument nearby.

Key Features:

Freehold sale: Land, Buildings & Business included

Includes a 2-bedroom residence live onsite and save on living costs

Approx. 1,608m<sup>2</sup> of Township Zoned land on two titles

Licensed cafe and bar with seating for 40 (including large deck)

Fully equipped commercial kitchen with walk-in cool room

Large deck (approx. 10.3m x 15m) with separate powder room

Potential to extend trading hours (currently open until 4pm)

Opportunity to expand general store items or introduce dinner service

Located on main tourist road from Melbourne to Halls Gap

Only a short 12 minute drive from Ararat close enough for convenience, far enough for peace

This is more than just a business it's a lifestyle.

### Contact:

Michael Keltie  
0400 645 133

[aubizbuysell.com.au/128792](http://aubizbuysell.com.au/128792)

Business Brokers Network  
Australia  
Broker Ref: 24259



Whether you're looking to invest, relocate, or start a new chapter, Moyston General Store offers a rare combination of income, charm, and home.

Enquire now opportunities like this don't come often! An inspection will impress in this beautiful, friendly country town.

Some Vendors finance may apply to a suitable purchaser.

Call Michael NOW !! on 0400 645 133 - or submit an enquiry.