

For Sale

Location: **VIC**
Asking: **\$585,000**
Type: **Retail-Food Dairies/Superettes**

Freehold and Business. Store & Apartment

The biggest attraction is the location.

Also we offer great finance availability.

Whether you're looking to be your own boss, or want a solid investment in a thriving rural town this is your chance.

The store is a vital part of town life, and you'll be welcomed with open arms by locals who truly value this much-loved business.

Here's your chance to enjoy the best of country living a well-established general store and a comfortable home, all set right in the heart of the warm and welcoming town of Tungamah.

This freehold property is perfect for anyone ready for a lifestyle change, with the bonus of a reliable income and a strong connection to a fantastic local community.

What's on Offer:

Two Titles Giving you flexibility to sell or lease the residence and store separately in future.

A True Community Hub The only general store in town, supplying locals with groceries, takeaway food, alcohol, newspapers, and daily essentials.

Tasty Takeaway Options From fish & chips to burgers and pizzas, plus coffee for the early birds. There's dine-in too!

Serving the Town & Beyond Loved by sporting clubs and locals alike, with a steady flow of customers 7 days a week.

Well-Equipped Kitchen Modern appliances, including a quality Unox oven, make the work smooth and efficient.

Your New Home:

Comfortable Living A 2-bedroom home plus a separate 2-bedroom bungalow with bathroom perfect for family or extra staff.

Room to Move Spacious backyard, 3-bay carport, 3x3m shed, and a large cellar under the shop for all your storage needs.

Energy Smart Save on bills with approx. 15kW of solar and a 14kW battery system already in place.

Why Tungamah?

Located just 15 minutes from Yarrawonga, Tungamah is a close-knit, friendly country town known for its community spirit and relaxed lifestyle.

Contact:

Michael Keltie
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aubizbuysell.com.au/128958

Business Brokers Network
Australia
Broker Ref: 24302



With a preschool and primary school nearby, V-Line bus access, and plenty of local clubs and attractions, it's a wonderful place to live and work.

Make the move to Tungamah where the air is fresh, the people are kind, and the potential is all yours.

Quote BSV 0979 and call Michael NOW on 0400 645 133 - or submit an enquiry