



## For Sale

Location: **VIC**  
Asking: **\$70,000**  
Type: **Retail-Food Dairies/Superettes**

### General Store - Best Value on the market.

REDUCED PRICE FOR BUSINESS FROM \$188,000 to \$70,000 !!!!

Excellent rent of \$450 a week PLUS outgoings, for both the store and residence. Long lease.

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.

The Vendor chooses VERY SHORT hours. (Mon-Tues: 8am-1pm) ( Wed-Thur-Fri: 8am-4pm) ( Sat-Sun: 9am-3pm) ONLY 46 HOURS !!

#### Key Features:

Includes a boutique 2-bedroom residence live onsite.

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:

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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.