



## For Sale

Location: **VIC**  
Asking: **\$190,000**  
Type: **Retail-Food Dairies/Superettes**

### Supermarket / Convenience store. 2 bedroom apartment.

Business only for sale. \$13,000 a week takings !!

Very long lease. 5x5x5x5. Rent fixed the first 5 years at \$ 45,000 for both the large shop premises and the 2 bedroom apartment. ( + out goings)

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:

**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 with a huge yard.

**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.

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.

### Contact:

Michael Keltie  
0400 645 133

[aubizbuysell.com.au/131925](http://aubizbuysell.com.au/131925)

Business Brokers Network  
Australia  
Broker Ref: 25526



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

Asking \$190,000,. STRICTLY NOT NEGOTIABLE.

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