

**PLENTY OF NATURAL LIGHT
& A LOVELY AMBIENCE**



For Sale

Location: **Melbourne**
Asking: **\$195,000**
Type: **Hospitality-Cafes**

Big, bright Cafe

Come live in the country, in a Town that the locals love. The surrounding rolling hills is Gods country.

This cafe is full of warmth and light and has a great feel to it, and that is why the locals love to meet for a catch up with family and friends.

There is a lot of space in the cafe and the kitchen, and the layout gives both the staff and the customers plenty of room.

Sunny days guarantee that the outdoor seating area will be full of guests enjoying a drink or treat.

On not-so-sunny days, they offer comfortable seating inside their bright & spacious cafe.

A well-established cafe with 13 years of loyal clientele and proudly recognised as "Gippsland Business of the Year 2025 for Hospitality and Food Service".

Weekends are busier with tourists visiting Leongatha, as this beautiful country Town marks the beginning of the 72km Great Southern Rail Trail.

Located in the heart of some of the best dairy country in Australia, in the foothills of the Strzelecki Ranges, Leongatha is the commercial centre of South Gippsland.

To re-cap, the cafe features a stylish, modern fit-out and a warm, welcoming atmosphere, with a spacious dining area suited to both casual catch-ups and larger groups.

The Vendors also makes speciality cakes and they have set up a dedicated room next to the kitchen to decorate cakes.

The custom cakes are handmade instore by their cake team. This part of the business has HUGE potential to expand further. (see photos)

Opening hours are very short by choice - mainly " 9am to 3pm " x 6 days a week. (closed Tuesday)

If you choose to open for dinner, any cuisine will thrive because of the location, layout and fitout.

You can choose what level you want to run your new cafe/restaurant at ?

Excellent value RENT at approx \$700 a week, with a new 3x3x3 lease available, plus the existing 2 years.

Houses for rent in Leongatha go for approx \$500 a week if you want to relocate. This is a big country town with most services available.

For more information call Michael NOW !! on 0400 645 133 - or SUBMIT AN ENQUIRY.

Contact:

Michael Keltie
0400 645 133

aubizbuysell.com.au/134293

Business Brokers Network
Australia
Broker Ref: 26377

