



324 Learmonth Street Buninyong VIC

- ? Unique café in superb Heritage building
- ? Perfect for husband and wife
- ? Ample seating inside and outside perfect for lazy summer days
- ? Good working kitchen
- ? Located in main Shopping Centre
- ? Stunning opportunity with plenty of room to grow - make it your own
- ? Opposite original Town Hall and Post Office
- ? Excellent customer parking both front and back
- ? Excellent Interior featuring original bluestone walls and timber ceilings
- ? History as Grocer wine/spirits, General Store and Coffee Palace
- ? Long lease - Trading 6 days
- ? Put your own stamp on this charming café and get to feel

Price : \$160,000 + SAV

View : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/buninyong/business/foodhospitality/8146934>



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