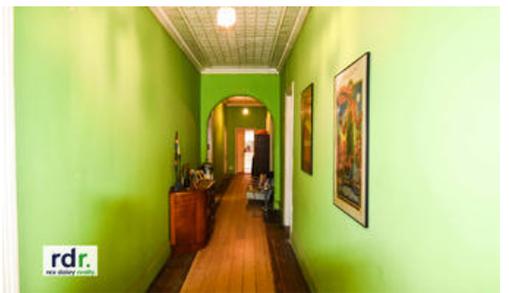




30-32 Bendemeer Street, Bundarra



## GENERAL STORE & FAMILY HOME

EXCLUSIVE AGENT

This is a rare investment, residence and General Store offering both income and lifestyle.

Ideally situated central of Bundarra on the Thunderbolt's Way, only 43km from popular recreation area Copeton Dam.

Servicing the community of Bundarra since 1902, The Bundarra General Store is a one stop shop for all your everyday needs including a wide range of groceries, newsagent supplies, gift wares, a bottle shop, Centrelink Agency, Community Postal Agency and a Café cooking gourmet and toasted sandwiches, bakery pies, egg and bacon rolls, cakes, slices, hot and cold beverages, milkshakes.

Large shop floor with industrial kitchen, cool rooms and display areas. Large storage area at the back of the shop.

Rich in history, The Bundarra General Store was built as a hotel in 1861 and was converted into a General Store in 1902 and consisted of the main house known as "The Brae", a cellar, a store house and the shop.

Double brick 5 bedroom home is private from the main shop and boasts high ceilings, feature pressed tin and polished timber floorboards. Stained glass front door opens into the long, wide hallway with classic hanging pendant lights and archways. Lounge room with antique fireplace and carpet. Contemporary bathroom and renovated kitchen comprising of dishwasher, oven, cooktop, ample cupboards and bench space adds some

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**Price** \$330,000 REDUCED  
(plus stock)

**Property Type** residential

**Property ID** 429

**Land Area** 2,600 m<sup>2</sup>

### Agent Details

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modern comforts while the original brick walls and fireplace in the kitchen nod to the history of this home.

Large loft located upstairs. Brick shed at the rear of the house. Stables.

Bundarra Central School, teaching K-10, is only 500m away and Years 11 & 12 schooling can be completed via video conferenced lessons or by travelling 50km to Inverell.

This property has so much to offer. Don't miss this opportunity if you're looking for an investment package that offers a great lifestyle.

Total for Business plus inventory: \$ 85,000

Plus Stock approx.: \$ 45,000

Building and House: \$350,000

#### **TRADING HOURS:**

Monday – Friday: 7:30am to 6pm

Saturday and Sunday: 8:30am to 12:30pm

#### **INVENTORY:**

- Cube window display
- 3 x magazine stands
- Glass shelving
- Wrap stand
- Card stand
- Pine counter/workbench
- Antique step ladder
- Timber giftware display
- Metal stand and shelving
- Miscellaneous racks and display stands
- 7 x Post office shelving
- 2 x glass jewellery cabinets
- Metcash order machine MC3190
- Antique Milner safe
- Cash register
- Fax machine
- Wedderburn electronic scales
- Antique Avery scales
- Wrapping paper dispenser
- 2 door metal supplies cupboard
- Back storeroom cupboard
- Vacuum cleaner
- 4 door cool room and shelving
- 2 x pine fruit and veg bins
- 3 door glass fridge

- 2 x freezer
- Large freezer
- 3 door cool room and shelving
- 2 x bread stands
- Pepsi fridge
- Old Streets freezer
- Nut stand
- Antique glass lolly cabinet
- Serving counter
- 2 x pie machines

Café:

- Single door upright freezer
- 3 door Polar counter fridge
- Electric stove
- 2 x microwave
- Kambrook food processor
- Breville mix master
- Espresso Essential coffee machine
- Sandwich press
- Commercial sandwich press
- Berkel meat slicer
- 2 x commercial milkshake maker
- 1 x retro table and chairs
- 8 x outside stainless steel tables
- 24x outside café chairs
- Commercial deli unit
- Cutlery/plates/bowls etc
- Saucepans/frypans/cooking equipment
- Shelf baskets
- Retro lounge
- Coffee table

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.