



17 Stephen Street, Warialda



## CIVIC CAFE WARIALDA

**MUST SELL! VENDORS WISH TO MOVE ON.**

**ALL OFFERS CONSIDERED.**

Achieve your dream of owning and running your very own hospitality business!

Prominently positioned in the main street of Warialda, this long-established and popular take-away shop provides quality food at a reasonable price to its great regular clientele.

This business comprises of a spacious shop front with separate storage/preparation room and separate dining area with the capacity to seat up to 20 people.

Trading 7 days a week: 8am – 9pm.

Private 3 bedroom, 1 bathroom residence with floating timber flooring throughout.

Open plan living, dining and kitchen containing gas stove and ample bench space and cupboards.

Bathroom with shower, corner bathtub, vanity and toilet. External laundry.

Car accommodation includes 2 bay carport.

Large shed with workshop, concrete floor and self-contained accommodation including kitchenette, shower and toilet.

Raised garden bed located in the fully fenced, private backyard with rear

Price \$295,000 ALL OFFERS CONSIDERED

Property Type business

Property ID 457

### Agent Details

Wally Duff - 0427546146

### Office Details

Rex Daley Realty  
110 Byron Street Inverell NSW 2360  
Australia  
02 6722 5500

**rdr.**  
rex daley realty.

lane access.

**Motivated vendor open to offers.**

Full inventory available upon request

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