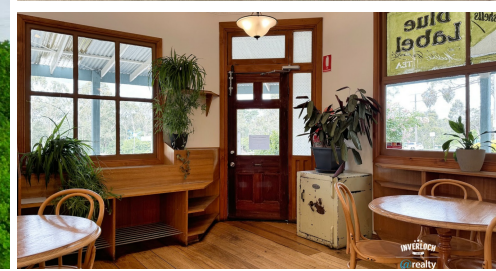


2-6 KOALA DRIVE KOONWARRA



# FOR SALE

## ONCE IN A LIFETIME FREEHOLD OPPORTUNITY - LANDMARK LOCATION!

Don't miss out on an incredible opportunity to own a standout freehold property featuring three amazing buildings on one title! The main building, a charming cafe/restaurant, has been delighting customers for over 20 years and is fully equipped, just waiting for you to step in and put your own stamp on it! Plus, it comes with an extensive list of inclusions and a transferable liquor license—how perfect is that? The kitchen is designed with love and equipped with top-notch commercial appliances and refrigeration.

But that's not all! The second building is a bright and spacious gem that has thrived as a destination retail store. With a little creativity, this versatile space could transform into delightful accommodation! It includes a kitchen and bathroom, plus a massive open-plan area that flows out to a lovely rear and side deck, and two additional rooms that can easily become cozy bedrooms.

For more detailed information visit the dedicated property website [www.2-6koaladrive.com](http://www.2-6koaladrive.com)

And let's not forget the third building, currently running as Paddlewheel, an organic fruit and vegetable farm gate business that's already generating income on a 2-year renewable lease. The property is surrounded by stunning mature gardens, and with its township zoning, the possibilities for new owners are truly endless!

Act fast to seize this unique property that's been offered for sale for the first time in decades—your dream investment awaits!

2 BED | 1 BATH | 0 CAR

### PRICE:

\$995,000 - \$1,090,000

### OPEN FOR INSPECTION:

N/A

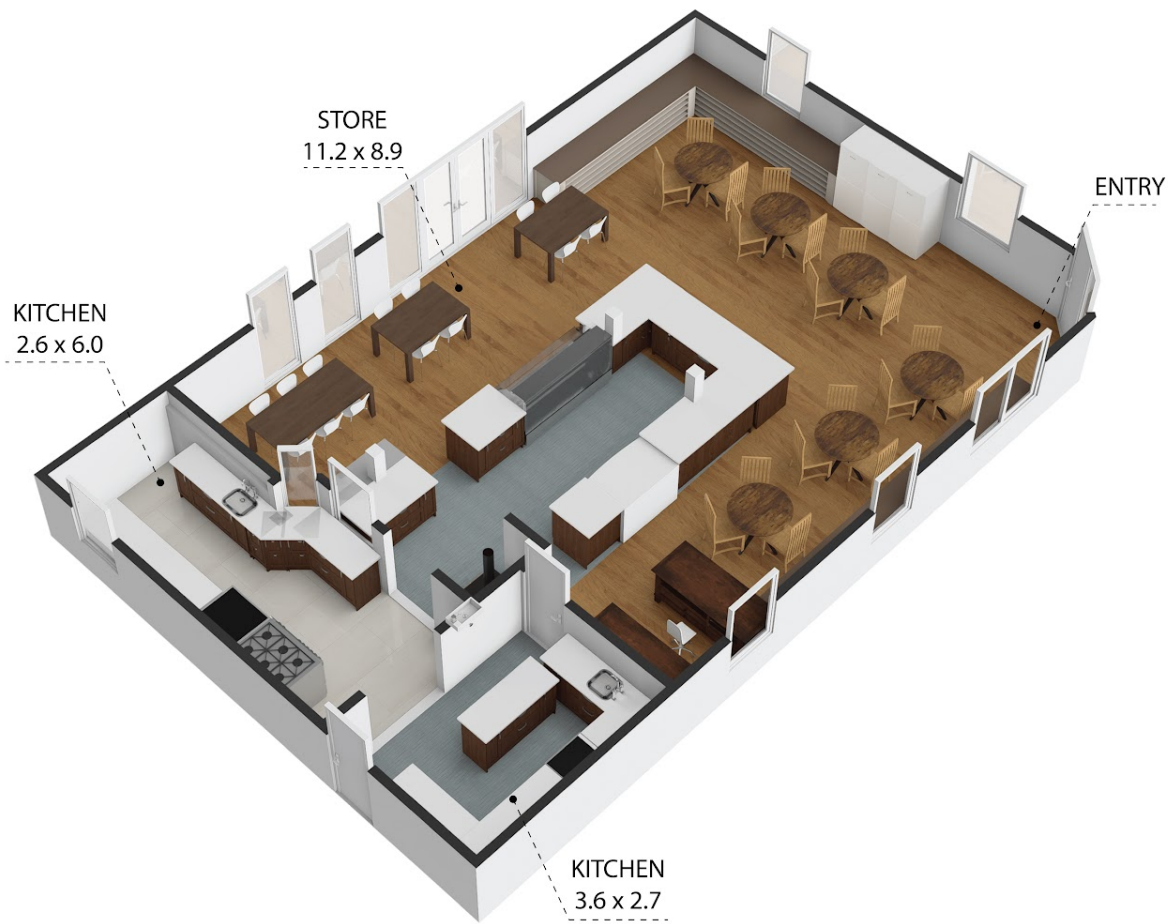


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2 Koala Drive, Koonwarra, VIC, 3954

TOTAL APPROX. FLOOR AREA 126 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.