

FOR SALE

CAFFE FOR SALE IN DALESFORD VIC

Step into a thriving culinary opportunity at this exceptional cafe/coffee shop positioned on the bustling Main Road in the heart of Hepburn Springs. This established Food/Hospitality business presents an incredible chance to tap into one of Victoria's most beloved spa tourism destinations, where visitors from across Australia come to rejuvenate and indulge in the region's renowned wellness culture.

Located in the middle of Australia's largest concentration of mineral springs, Hepburn Springs attracts a steady stream of health-conscious tourists and locals year-round. Your business will benefit from the town's reputation as a premier spa destination, just 48km northeast of Ballarat, where visitors sample local mineral waters and explore the charming Edwardian architecture that defines this unique township.

The property boasts premium indoor features designed for modern hospitality operations. Air conditioning ensures year-round comfort for both staff and customers, while beautiful floorboards create an inviting atmosphere that perfectly complements the town's historic charm. The inclusion of a dishwasher streamlines operations for busy service periods, and surprisingly, gym facilities add an unexpected wellness dimension that aligns perfectly with Hepburn Springs' health-focused clientele.

This location places you at the epicenter of a vibrant food and wellness scene. Hepburn Springs is renowned for its wide range of restaurants, cafes, hotels, and day spas, creating a thriving hospitality ecosystem where your business can flourish. The town's Swiss-Italian heritage continues to influence its culinary landscape, with local delicacies like the famous bullboar sausage drawing food enthusiasts from far and wide.

- Heritage-listed Hepburn Mineral Springs Reserve directly attracts tourists to the area
- The popular Palais music venue brings national and international acts, increasing foot traffic
- Proximity to multiple day spas utilizing mineral water creates a captive wellness-focused market
- Walking trails through Hepburn Regional Park and the Laurie Sullivan Reserve draw outdoor enthusiasts

The strategic Main Road position ensures maximum visibility and accessibility for both tourists exploring the mineral springs and locals enjoying their daily routines. Visitors to the heritage-

0 BED | 0 BATH | 0 CAR

PRICE:
\$270,000

OPEN FOR INSPECTION:
N/A



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