



### 2117 Glenelg Highway Lake Bolac VIC

- \* Situated on the very busy Glenelg Highway in the heart of Lake Bolac is this thriving Diner/Café with 3-bedroom residence and shedding attached.
- \* Located close to the Information Centre, Post Office, Playground, Swimming pool & Golf Course.
- \* Only 1 hours' drive from to Ballarat, Hamilton, Warrnambool & Halls Gap. 30 mins from Ararat.
- \* Lake Bolac is a 1460-hectare, tree lined lake that is 27 kilometres around the foreshore with plenty of spots to camp or set up for the day that attracts locals and visitors for water sport activities and fishing.
- \* The business has no competition which makes it very

**Price** : \$595,000 - \$635,000 + SAV  
**Building Size** : 224 sqm  
**Land Size** : 817 sqm  
**View** : <https://www.ballaratrealstate.com.au/sale/vic/ballarat-western-district/lake-bolac/business/foodhospitality/7445985>



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\*The measurements and accuracy of this floorplan are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only.