



### 1/132 Inglis Street Ballan VIC

Where the finest cooking and the best coffee meet with the warmest atmosphere that together create an addictive feel for the perfect cafe experience and ensures the perfect long term investment. Set in a wide frontage shop on beautiful Inglis Street with terrific set up. Separate rooms create either perfect intimate spaces for diners or more private spaces for groups. Lovely rear courtyard for warm summer outdoor dining.

Long term lease creates an unbeatable investment opportunity.  
Freehold sale \$645,000

For further details and inspection call John Stevenson on 0422 659 385 or email [john@ballaratrealestate.com.au](mailto:john@ballaratrealestate.com.au)

**Building Size** : 90 sqm  
**Land Size** : 224 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballan/commercial/retail/7596740>



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