



## 25 Armstrong Street North Ballarat Central VIC

- ? Perfect presentation - Stunning opportunity
- ? Elegant restaurant space with private function room
- ? Excellent kitchen
- ? Space for easy expansion
- ? Fabulous position
- ? On site parking
- ? New Long lease available 5x5x5 year
- ? Residence upstairs
- ? Inspect now
- ? Price \$130,000 + gst including all fixtures and fittings

For further details and inspection call John Stevenson  
0422 659 385 or email  
john@ballaratrealestate.com.au

**Price** : \$130,000 + GST + SAV  
**Building Size** : 300 sqm  
**Land Size** : 150 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/business/foodhospitality/7777672>



**John Stevenson**  
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