



#### 1/4 Boak Avenue Mount Helen VIC

?Sought After BIG BRIGHT High Profile Corner Position  
?Big space perfect for both inside and outside dining  
?Long lease  
?Vibrant Treed Outlook  
?Efficient Kitchen and Facilities - Easy menu  
?Seats 40 inside café dining and over 20 for outdoor dining  
?Very Pleasant airey premises  
?Take advantage of the enviable reputation  
?Create your very own business future in this PRIME location  
?\$45,000 + sav. BE QUICK!!!!  
For further details and inspection call John Stevenson 0422 659 385 or email [john@ballaratrealestate.com.au](mailto:john@ballaratrealestate.com.au)

TH2503

**Price** : \$45,000 + SAV

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/mount-helen/business/food-hospitality/7946357>



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