



### 125 Sturt Street Ballarat Central VIC

- ? Perfect for husband and wife - Easy trading hours
- ? Lots of function orders. The BEST coffee and cakes
- ? Good opportunity to improve - terrific kitchen set up
- ? Fabulous position on busy Sturt Street with lots of pedestrian traffic
- ? Opposite Country Road Store and next to Cwlth Bank
- ? Good parking
- ? Take away PLUS excellent Inside and footpath seating
- ? Long lease - Cheap Rent
- ? SELLING due to retirement after many happy years trading
- ? Price \$150,000 + SAV + Packaging

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

**Price** : \$150,000 + sav + packaging  
**Building Size** : 175 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-central/business/foodhospitality/7991351>



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