



## 2a Wesley Court Ballarat East VIC

- ? Great opportunity
- ? Great Coffee, Yummy Food
- ? Easily Run - Ideal for family
- ? Excellent chance to add many other lines
- ? GOOD EQUIPMENT
- ? Rent \$390 weekly - Good lease
- ? Welcoming set up offering chance to have eat-in dining tables
- ? In middle of beautiful residential area
- ? Sunny north aspect with outdoor entertaining under shady verandah
- ? Cheap Price \$49,500 Business + sav

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

**Building Size** : 150 sqm  
**Land Size** : 190 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballarat-east/business/foodhospitality/8006000>



**John Stevenson**  
5352 1537  
0422659385