

Sold

29 Bulga St, St Albans



## The Fickle Wombat Cafe/Restaurant & Accommodation

Do you dream of escaping your current life, making a fresh start in a more rural relaxed environment and being your own boss?

This could be your dream come true, the Fickle Wombat Café/Restaurant is seeking a new owner! Located in the heart of St Albans village, less than 2 hours from Sydney CBD is an opportunity not to be missed.

Sitting on approximately 2120 square meters awaits this gorgeous, licensed country café/restaurant comfortably seating 30 indoors and an additional 20 outdoors plus it's directly opposite a public reserve ideal for picnic style dining. There is also two self-contained one bedroom apartments above the restaurant and a separate one bedroom residence. There is no better time than now to capitalise on Australia's

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	79

### Agent Details

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### Office Details

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demand for local places to visit for both day trips and weekend escapes. This property is perfectly positioned and has all the infrastructure in place for its new owner to start trading immediately.

The Fickle Wombat has been run casually in recent years by its current semi-retired owners and hold's many memories of busy lunch's and music filled evenings where visitors and locals can escape their everyday lives, relax, enjoy good food, good company and great entertainment.

Here's what you will find:

- Approximately 2120 square metre near level block – fenced sides and rear
- Cedar clad classic country Café/Restaurant with expansive verandah
- Liquor licence, commercial kitchen, furnished including seating, lounge area, pool table, stage
- Slow combustion fire, air conditioning, polished timber floors, exposed beams, timber windows
- 2 x 1 bedroom self-contained apartments above the restaurant
- 1 x 1 bedroom cedar clad residence located behind the café/restaurant
- Perfectly positioned in the heart of St Albans village just a stroll from the Settlers Arms Inn
- All this just 1 hour 45mins from Sydney's CBD

Everything is here, the timing is right, all that's needed is you to live your dream. Contact the team at Harris Iverson Real Estate for more information and to arrange an inspection.

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