

A little bit more to entice you!

132 Mayne is a charming Edwardian cottage with both commercial space and an adjoining generous apartment that has been refurbished to a high standard, with a separate private entrance, and a private courtyard.

On the main street in a known and loved location, 132 Mayne evokes the feel of a little French bistro, equally a decadent patisserie or rustic bakery. The very flexible space offers multiple income streams with the scope to do something different. A bistro by night, bakery by day!

And better still, the community is very eager to embrace something new and different.

Murrurundi has a selection of pubs, cafes, and a newly opened Gelato Bar but nothing at night to match its great coffee culture.

TMC is breathing new life into this historic Edwardian cottage, reborn as a contemporary commercial space – an exquisite blend of timeless charm and modern comfort consciously powered by solar energy and situated on a generous 2,029 sqm block.

*132 Mayne isn't just an opportunity to start a food venture, it's a **DESTINATION** and this is your chance to unite and collaborate with The Murrurundi Collective, in cultivating a newly planned permaculture garden on this quarter-acre site. Just imagine how this garden could enhance and contribute to your food business, supplying it with fresh, diverse organic ingredients.*

Our future Permaculture Garden and sustainably architecturally designed Event/Workshop Barn are being professionally designed to educate and nourish our community and contribute to our monthly on-site farmer's markets, creating a vibrant space where people can connect with the land and each other.

TMC's diverse community of entrepreneurs, visionaries, newcomers, and local producers believe in the power of food to connect hearts and minds. Sharing this space with our incredible team of passionate collaborators, you'll be part of a network that fosters collaboration, innovation, and growth whilst supporting our local community-based food systems.

Murrurundi is an easy 3.5 hours from Sydney, and 2.5 hours from Newcastle via the Hunter Expressway, Murrurundi's picturesque valley offers the ultimate serene escape, fresh country air, and evolving sophistication.

Nestled between Scone (35mins) and Tamworth (50mins), this eclectic, artisan village boasts heritage buildings, art galleries, antique stores, cafes, breathtaking natural landscapes, schools, healthcare, and essential amenities the perfect arena to nurture your passion for food, and immerse yourself in a connected community.

In these challenging times, where the rental market has posed hurdles, we're offering a unique opportunity to entice you to our community and support you to flourish. The inclusive rental for both the Commercial Food Space and the attached Apartment is only \$500 per week.

Contact Amanda Riordan on 0428 414 256, 132mayne@gmail.com today to discuss this life-changing opportunity and arrange a viewing.

*The Murrurundi Collective is a Local Community Food Hub.
We are Revitalising Community through Food.*