

# Opportunity Beckons: “Destination Murrurundi” Regional NSW:

132 MAYNE

*Calling all food visionaries be your own boss and create your dream in the picturesque Upper Hunter Valley.*

*Escape the rent crisis, live, and work in your own contemporary space.*

*Established highway frontage in a central location in eclectic village.*

*Very reasonable rent for delightful, refurbished commercial and living.*

*Multiple income stream possibilities. Scope to be different.*

*Community very eager to embrace new and different food ventures.*

## **FEATURES (Commercial Space)**

*Light and bright refurbished venue, with restored polished floorboards throughout, and classic 10ft ceilings*

- Indoor seating capacity up to 24
- Covered outdoor seating capacity up to 24
- Abundant open outdoor garden seating area
- Dedicated servery area with new S/S coving
- Commercial Kitchen with pass-through
- Commercial S/S bench double bowl sink
- Commercial ILVE Rangehood (new)
- Separate Handwash basin
- Separate pantry area with new S/S coving
- Grease trap (new)
- Reverse Cycle Air-conditioner
- LED food-grade lighting throughout (new)
- TTL Air Curtain (new)
- Disability access guest toilet facilities
- 6.5-kilowatt solar energy system (new)
- Refreshed to meet new current Food Standards Code
- Starlink high-speed internet hardware
- Secure fencing

## **FEATURES (Attached Apartment)**

*Light and bright renovated space with restored polished floorboards, classic 10ft ceilings, and modern updates*

- Separate, gated private entry.
- Brand new, generous “Principle” contemporary kitchen with quality appliances- dishwasher, electric oven, electric cooktop, rangehood, farmhouse sink (built to meet home-based food business approval)
- Sitting room with French doors, private access, and ceiling fan
- Brand new bathroom/laundry combination, thoughtfully designed with a farmhouse sink vanity, large storage cupboard, and luxurious rain showerhead.
- King-sized (15m<sup>2</sup>) master bedroom with floor-to-ceiling built-ins with drawers, hanging space, quality carpet, and ceiling fans with French Doors leading to a private fenced courtyard.
- New, curtains and Venetian blinds throughout.
- New Reverse Cycle Air conditioner

## **RECENT ENHANCEMENTS**

- Fully renovated, weatherboard cottage circa 1905.
- *Renovations include:*
- New Colourbond roof, guttering, timbers, and insulation
- Improved street appeal
- External repairs and paint (windows, doors,)
- Updated, contemporary colours and styling.
- Polished timber floors
- Upgraded electrical.
- New heat pump Water Heater
- Updated LED lighting
- Re-configured internal footprint to maximise space and enhance flow.
- Enhanced security with new window and door locks and sensor lighting
- Landscaping

## **Ideal for but not limited to**

*Intimate, rustic restaurant - Event space and workshops*

*Wine bar and informal eatery - Wholesale food opportunity*

*Bakery by Day – Bistro by Night*

**Contact Amanda Riordan on 0428 414 256 today to discuss this life-changing opportunity and arrange a viewing. Email [132mayne@gmail.com](mailto:132mayne@gmail.com) to obtain an information pack.**

*Note: We have endeavored to provide as much detail as possible, this information is subject to change and verification, interested parties should make their inquiries about trading times, occupancy limits, and other relevant details.*