



MOOBALL **\$700,000 FREEHOLD & BUSINESS +**

5885-5887 Tweed Valley Way - PID: 833763
 3  1  2

Commercial Site, House, & Land UNDER CONTRACT

THE MOO MOO ROADHOUSE, House, Shed, Land and a Petrol Station too.....

This property is a little unusual to be a residential listing as it is presently being used as a very profitable business however the approx 3034.0 sq.m. of land parcel comprising a commercial business, a house and 980sq.m. of potentially sub-dividable land (STCA) is a land bank proposition. The Moo Moo Roadhouse could be yours to run yourself or to lease out.

A very profitable, enjoyable business exists here as the Moo Moo Roadhouse' situated on the scenic drive route between Byron Bay and Coolangatta. The arrival of the M1 motorway has made the old pacific highway now renamed 'The Tweed Valley Way' an absolute first class tourist drive for motorbike riders and all tourists alike. There are 2 options available;

1. Buy the business only at \$170,000 plus stock - The attached home would be available to lease if required.
2. Buy the whole premises (freehold) including the 3 bedroom home, the Moo Moo roadhouse commercial business positioned on 3034m2 of land at \$700,000 plus fuel and stock. The roadhouse also does a thriving trade selling diesel, unleaded & premium fuel with all licences in place.

Overall the property is on a 3034m2 block comprising of a 3 bed, 1 bath, 2 car renovated and re-stumped home, shed, the Roadhouse - Petrol station with 980sq.m. of vacant land. There is subdivision potential to subdivide the

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