

**106 Wallace Street, Braidwood, NSW, 2622**



**House For Sale**

Saturday, 7 December 2024

106 Wallace Street, Braidwood, NSW, 2622

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Denver Shoemark  
0248422046

## **Famous Royal Cafe ~ here is your chance**

The iconic Royal Cafe (as known to the Braidwood locals) is now offered for sale and this could be your opportunity to own this building. The current tenants have a lease until November 2025 offering you good secure rent on the building. The sperate 3 bedroom house at the rear of the property is also tenanted offering another income stream.

The building is in good order and still have the original kitchen (minus a few stoves) but could potentially be put back into service. The Royal Cafe is part of the Braidwood history and missed by everyone who was fortunate enough to have been here while it was open. This could be a perfect project to take the building back to its old configuration and reopen in this prime location as a cafe once again or continue with its current tenants 9subject to a new lease).

We have made enquiry with Council and it is possible to sperate the house off the block and sell at a later stage which would reduce the cost of ownership on the building. Please speak to the agent for more information.

The sale is by expressions of interest and the owner is willing to to consider all reasonable offers for what's on offer.