

**1925 Melba Highway, Dixons Creek, VIC, 3775**



**House For Sale**

Thursday, 28 November 2024

1925 Melba Highway, Dixons Creek, VIC, 3775

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 10**

**Type: House**



Robert Verhagen  
0448820022

## **OWN AN ICON | BRING BACK THE BAR AND GRILL**

Can you hear mixed grill and pub dinner lovers from Lilydale to Yea crying out for the return of the Dixons Creek Bar and Grill? This is your chance to own an icon.

You may continue the current vision to reimagine the Yarra Valley's favourite family restaurant as an early morning coffee spot. Exploit the traffic of the Melba Highway (5,100 vehicles annual average daily traffic according to DTP). There is a real open book here for you to put your own stamp on a site that has been around as long as most locals can remember. It also answers the need for a pub lunch and dinner venue in the north Yarra Valley.

The 290 sqm premises offers covered outdoor dining and bar (now converted to cafe) with seating for 220 pax. Additionally there is a commercial kitchen with 2 cool rooms and a 3 bedroom unit for live-in chef.

Not only is this a fantastic price, it's the beginning of something really special: become a local legend, bring back the Bar and Grill!