

**63 Bayley Street, Coolgardie, WA 6429**

**Sold House**

Tuesday, 7 January 2025



63 Bayley Street, Coolgardie, WA 6429

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1724 m2**

**Type: House**



Professionals Platinum

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**\$390,000**

Welcome to a rare opportunity that combines the charm of a country lifestyle with the potential to create a profitability income stream! This property features items that could assist you in continuing with what is already used for a newly-established café with a stellar reputation already and multiple retail shops if you so choose to continue with. Lot 540 - Residential Dwelling • 2 bedrooms (w/ built in robes) • 1 bathroom • Polished concrete floors • Modern kitchen with open plan dining & living • Bottled gas • Gas stove top & electric oven • Split system to the living area • 712m2 • Fully furnished Lot 124 - Cafe & Leases • Large industrial style building/shed • Office/showroom area to the left which is currently leased to tenants + workshop area w/ vehicle access • 1012m2 The current owners run Toolshed Smoke & Grill to give you a sense of the direction this place could head should you wish to continue on this path with the property. Since launching in April, the has rapidly gained popularity, with its reputation spreading far and wide-even reaching customers from the Eastern States! Additional Details: The property has undergone significant upgrades, including a new roof, complete rewiring, and a council-approved grease trap installation. Note: There items additional chattels that are available for purchase including smoker, food van among others and that list is available on request. Seize this chance to step into a something unique! \*\*Conjunctionals Welcomed Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy can not be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants and purchasers should make their own enquiries to satisfy themselves on the pertinent matters. Details herein do not constitute any representation by the owner or the agent and are expressly excluded from any contract.