

Raine&Horne. Commercial

DUNGOG
234 Dowling Street

Well established & popular cafe in the Hunter Region

\$99,000 Plus StAV

This well established and thriving café is located on the main high street of the lovely country town of Dungog in the Hunter Region (just 1hour drive from the Newcastle CBD). Dungog is experiencing a strong resurgence fuelled by eco-tourism, agri-tourism, population increases and forecasts, cultural initiatives, and increased property values, all which is attracting “tree-changers” and revitalizing the town.

A rare opportunity to acquire a lifestyle business where a bustling café and a stylish retail gift shop complement one another perfectly. This popular business delivers strong financial returns in a rewarding, customer-focused environment with a strong focus on quality home-style house made food, nostalgic and unique giftware & old-world charm.

Business Highlights:

- Approximately \$530,000 in annual sales income per annum. This income includes catering jobs. Eg, local council, small functions/meetings & special events / wedding day platters, ordered whole cakes.

Property ID	L36191334
Property Type	Homeware/Hardware

AGENT

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- Indoor/outdoor seating for approximately 50 patrons with a lovely side outdoor alfresco area & wide footpath dining on the main street
- Great commercial kitchen including gas cooktops, ovens, freezers, fridges, food display units and much more
- Large internal accessed coolroom, with lots of shelving and recently refurbished
- Excellent rent under 10% of turnover
- Café has expansive menu with breakfast and lunch offerings including quality coffee & organic teas offering dine-in and takeaway options
- Stylish premium giftware products
- Well-trained, customer focused friendly staff ensure smooth daily operations
- Located in a beautiful premises with leafy garden seating
- Strong local customer base and steady tourist traffic
- Perfectly positioned on the gateway to the Barrington Tops National park
- Ideal for an owner-operator or a working family group

This is a unique opportunity to take over a highly regarded business with strong returns, a loyal customer base, and potential for further growth in both hospitality and giftware.