

FEATURE PACKED HARDWARE

in country New South Wales

As the largest hardware store in a community of over 12,000, this feature packed business is a secure investment opportunity and the chance to experience regional Australia at its finest.

With a history dating back to 1954, the store offers a wide selection of goods for the home handyman and trade clientele alike:

SMALL HARDWARE – locks, bolts, nuts, nails etc.

BUILDING SUPPLIES – flooring, framing timbers, roofing iron, plasterboard, steel mesh, etc.

GARDEN SECTION – mulches, fertilisers and other garden tools and watering goods

PLANT NURSERY – boasts the largest nursery in town

PLUMBING SUPPLIES – from PVC and copper fittings and PVC pipe to baths, basins and more. Even flat pack kitchens!



Since 1967 the store has been part of the nationwide Mitre10 group and is one of the group's oldest operating stores in country New South Wales. Aside from the group's unbeatable buying power and trusted brand, other benefits of membership include national and local advertising strategies, excellent head office support, plus group wide software and operational procedures.

Set on a 3,000 sq metre block, just off the main street of town, the 1,700 sq metre store is a modern well-presented facility offering everything from large retail floor space to drive-thru pick up of building supplies for trade clients

In the near future five new coal mines are set to open and bring a massive injection of funds into the region's economy. This hardware store is perfectly placed to benefit from the local mining industry growth, as well the development of other local projects such as a new hospital.

The town offers the relaxed pace and easy living for which country Australia is well known. The friendly safe community and ample facilities, particularly for sport and education, make it an ideal family destination. Nature enthusiasts will delight in the spectacular Mt Kaputar National Park with its 36,000 hectares of wilderness. **Owner wants to retire.**



Asking price: \$997,000 + SAV (approx \$1,000,000) Freehold Optional • Code: N20-229A • State: NSW

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