



11202 Augusta Hwy, Warnertown



## Freehold Property – \$690,000 to \$749,000

Proudly positioned along the Augusta Highway, the Flinders Rest Hotel stands as a regional landmark, rich in character and ready for its next chapter. Set on a generous parcel, the property features two spacious dining areas, a welcoming bar, lobby off the kitchen, and an expansive beer garden framed by palms, all powered by a massive 57kW solar system. Excellent rear access to the yard and a single garage complete the practical layout. Whether you're seeking to continue the hotel and dining trade (subject to approvals) or reimagine the site as a unique private residence, this versatile property offers countless possibilities. Included is a comfortable four-bedroom home with two bathrooms and a living area, ideal for on-site living, family use, or short-stay accommodation. And at the right price, the historic town hall next door can also be negotiated – a remarkable opportunity to expand into a function venue, distillery, or creative enterprise. Where country charm meets modern opportunity.

Call Lee Jackson today on 0427 440 954

RLA228106

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

1,450 m<sup>2</sup>

<b>Price</b>	\$690,000 - \$749,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	11761
<b>Land Area</b>	1,450 m <sup>2</sup>
<b>Office Area</b>	23 m <sup>2</sup>
<b>Warehouse Area</b>	89 m <sup>2</sup>

### Agent Details

Lee Jackson - 0427 440 954

### Office Details

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