



PERCIVAL  
PROPERTY  
Martin Newell  
Rural & Lifestyle Property



48 Johns River Road Johns River, NSW

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## Outstanding Opportunity - Residence & Store - Priced to sell ( Freehold ) 1161 S

Accommodation includes a very well-appointed and contemporary styled two bedroom plus study/ office or third bedroom residence. The residence includes its own kitchen lounge and rear private deck area. The expansive 1161 sqm block provides a large rear yard ideal for future expansion or perhaps even holiday accommodation.

The caf? has a history of success from both local trade and the nearby Pacific Highway travelers constantly calling in for meals.

The caf? / store accommodates in excess of 84 seated patrons in two dining areas ( can be extended to seat over 100 ), which include the internal 44 seat caf?, and the 40 seat garden dining area. A full commercial kitchen is included which has produced a wide variety of highly regarded traditional Australian and International cuisines. The front of house are...

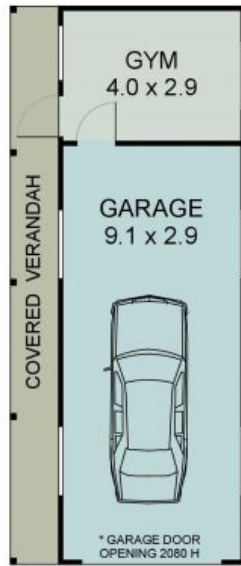
**Price:** Contact Agent

**Council Rates:** \$1,600.00/year (approx)

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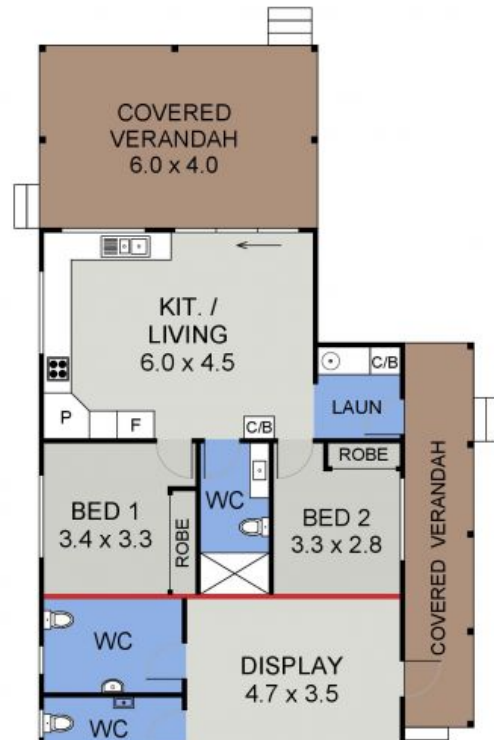
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SEPARATE  
SHED



FLAT PLAN  
(60 sq m Approx)



SHOP PLAN  
(205 sq m Approx)  
Scale - 1:125

48 JOHNS RIVER ROAD  
JOHNS RIVER