



10876 Princes Highway, BENANDARAH, NSW 2536

Opportunity of a Lifetime on the Princes Highway

Rarely does a property with this much potential hit the market. Perfectly positioned on the busy Princes Highway, this still operating roadhouse is bursting with opportunity - a prime chance for an astute buyer to secure a true landmark site with high exposure and constant passing traffic.

The property currently features three fully operational fuel bowsers beneath a classic metal awning, a convenience store, and on-site accommodation - all ready for someone with vision to breathe new life into it.

Inside, the attached residence offers two bedrooms plus a sunroom that could easily become a third bedroom, along with a bathroom. But that's not all - there's also a substantial second dwelling boasting four bedrooms, an ensuite, and generous living areas flowing out to a charming bullnose verandah overlooking established gardens.

Adding to its rare appeal, this property also holds a liquor licence - a valuable asset that is increasingly hard to secure and opens the door to even more business possibilities.

The character features are simply waiting to shine: original vintage leadlight windows,

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TYPE: Auction

INTERNET ID: 121P4729

AUCTION DETAILS

11:00am, Saturday October 25th, 2025

CONTACT DETAILS

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VJ board walls and ceilings, high ceilings with real timber floors, and a tin roof - all offering a timeless feel that would lend itself beautifully to a licensed restaurant, boutique café, roadside bar, tea rooms, or a blend of ventures.

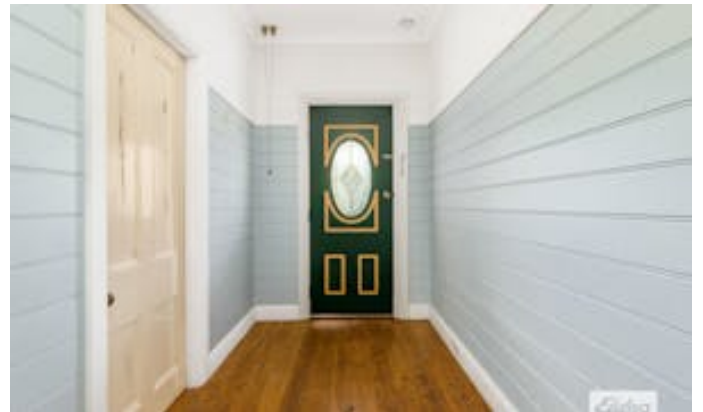
With a little TLC, this is a property that could truly become a destination. Whether you're dreaming of a hospitality hub, a roadside attraction, or a combination of uses, the possibilities are endless.

Opportunities like this don't come along often - secure your piece of highway history and create something extraordinary.

*Certain images have been virtually styled to highlight the potential of the rooms and are for illustrative purposes only.

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

- Land Area 3,952.00 square metres
- Bedrooms: 7
- Bathrooms: 3











Approximate floor area
 Shop+attached House: 200 square metres
 Garage+Studio: 166 square metres
 Stand Alone House: 245 square metres

Block: 3,998 square metres

All measurements are approximate and are intended as a guide only