



109 Urana Street, THE ROCK, NSW 2655

Rare opportunity: STEAK your claim!

Sink your teeth into this opportunity: shop and equipment, as well as a 2-bedroom cottage.

The Rock Butcher Shop and Residence has been a constant presence in The Rock community for multiple generations. This rare opportunity enables you to STEAK your claim on this highly sought-after location.

The Rock Butcher Shop:

The most recent active business operated the Butchery from 8:00am â## 6:00pm Monday â## Friday and 8:00am â## 12:30pm â## Saturday. This iconic shop is ready for a new owner to resume operations!

The shop is fitted with 11-foot ripple iron ceilings, laminated flooring, a sales area, display cabinets, overhead fans, a Mitsubishi split system air-conditioning system and a preparation area that leads into the 1st cool room. Beyond this zone, the 2nd preparation area, with a concrete floor, flows into the 3rd preparation area, complete with concrete flooring, wash basins, and the 2nd cool room.

TYPE: For Sale

INTERNET ID: 128P0067

SALE DETAILS

\$469,950 - \$499,950

CONTACT DETAILS

Jerome Smith
0412 786 571

Placed throughout the shop are key furniture and equipment items including: 1 x display cabinet, 3x chest freezers, 1 x slicer, 1x band saw, 1 x sausage mincer, 1 x storage bench, 1x hot hose, 1 x cash register, 1 x scales, 1 x brine barrel, 3 x steel top preparation tables, shelving, numerous tubs, buckets and hooks.

At the back of the shop, you will find the storage shed, a separate cooler/freezer shipping container, and plenty of room for parking.

The Residence:

An original 2-bedroom weatherboard cottage with 12-foot ceilings, complete with timber and floating vinyl flooring and carpet to the two bedrooms.

Upon the entrance to the home, you are met with an office area| study nook, and loungeroom with a fireplace. The kitchen/dining area are complete with an additional combustion fireplace.

The 2- bedrooms interconnect from the kitchen area and flow onto the bathroom with a shower and vanity facility. The laundry mudroom area leads into the sleepout and separate toilet.

The backyard is private and functional, and the gate opens out onto a parking footprint for the family cars.

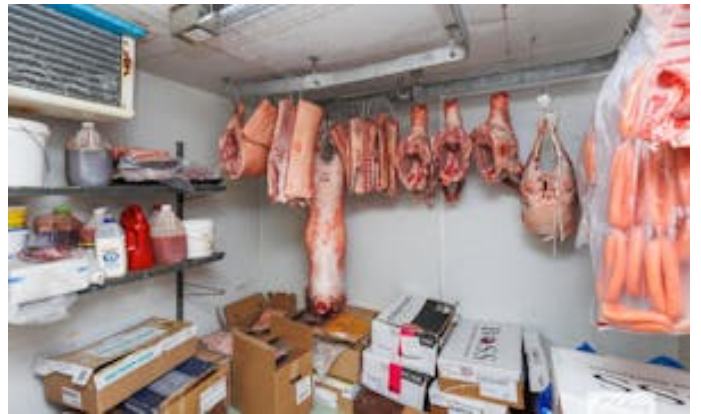
This location is in the heart of the town and is within walking and driving distance to the Chemist, Hairdresser, Caf  , The Rock FoodWorks, The Rock Train Station, The Rock Bowling Club, Preschool and The Rock Central School, The Rock Memorial Swimming Pool, Ovals, and so much more, this opportunity will not last long - it is must-see.

Call now to arrange your inspection.

Other features: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 809.00 square metres
- Building Area: 110.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 3
- Floorboards

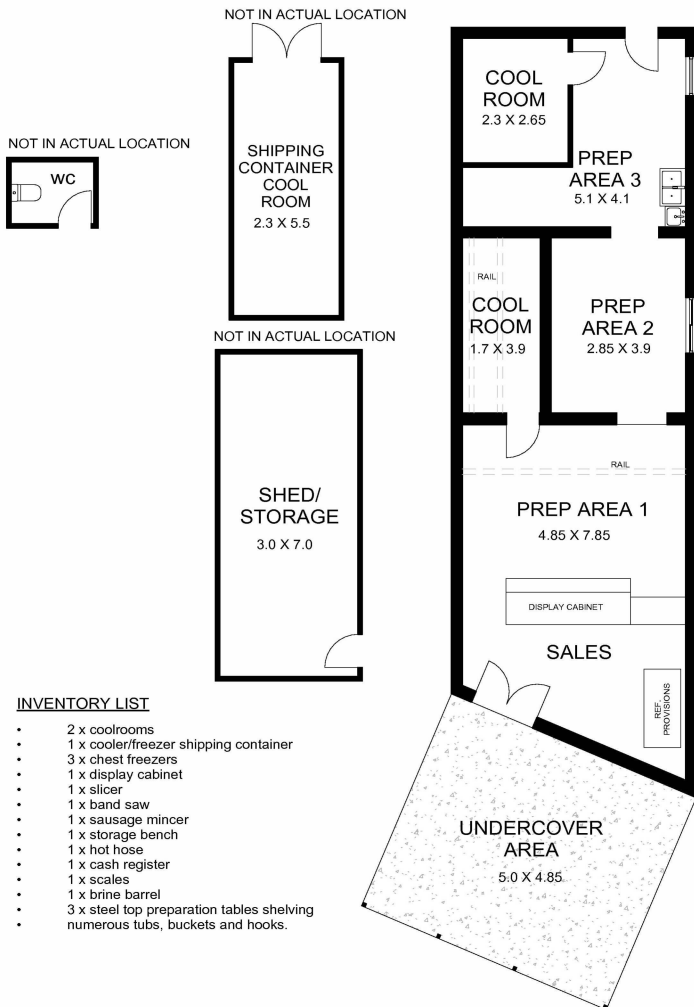








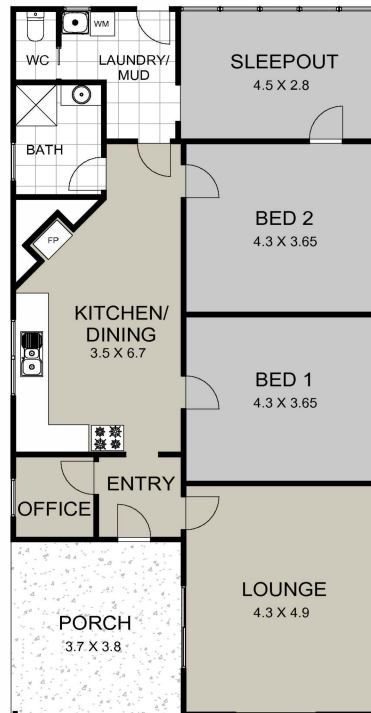
BUTCHER SHOP



INVENTORY LIST

- 2 x coolrooms
- 1 x cooler/freezer shipping container
- 3 x chest freezers
- 1 x display cabinet
- 1 x slicer
- 1 x band saw
- 1 x sausage mincer
- 1 x storage bench
- 1 x hot hose
- 1 x cash register
- 1 x scales
- 1 x brine barrel
- 3 x steel top preparation tables shelving
- numerous tubs, buckets and hooks.

RESIDENCE



Jerome Smith

0412 786 571

109 Urana St,
The Rock
Butcher Shop &
Residence

N



RESIDENCE APPROXIMATE AREA

INTERNAL AREA		106 SQM
EXTERNAL AREA		14 SQM
TOTAL		120 SQM

BUTCHER APPROXIMATE AREA

INTERNAL AREA		106 SQM (INCL. SHED/COOL ROOM)
EXTERNAL AREA		29 SQM
TOTAL		135 SQM

F = FRIDGE
CPD = CUPBOARD, WM = WASHING MACHINE, FP = FIRE PLACE

Plans are not to scale & should be used as a guide only. Measurements are in metres.
MARIAH@SHININGDESIGNS.COM.AU