



## 118 - 120 Francis Street, POPANYINNING, WA 6309

### Lifestyle & Business Opportunity Popanyinning General Store

118 - 120 Francis Street, Popanyinning presents a fantastic opportunity for those looking to combine a comfortable home with a small country business.

The property is being offered for sale as a going concern, with the current owner operating the well-known local General Store and Post Office, providing a steady income stream while enjoying the benefits of small-town living.

Attached to the store is a neat and tidy three-bedroom, one-bathroom home that has recently been renovated, featuring a modernised kitchen and updated bathroom. The home offers comfortable living for an owner-operator while keeping the business conveniently located right next door.

The general store and post office are well established within the community and provide an important service to the local area, making this an ideal opportunity for someone looking to run their own business while living on-site.

Whether you are seeking a tree-change, lifestyle move, or a home with additional income potential, this property offers plenty of possibilities.

#### Property Features:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193483

#### SALE DETAILS

**Offers from \$495,000**

#### CONTACT DETAILS

**Narrogin Federal**  
46-48 Federal Street  
Narrogin, WA  
08 9885 9300

**Keith Guest**  
0408 946 130

Well-known local General Store and Post Office

Sold as a going concern

Neat 3 bedroom, 1 bathroom home

Recently renovated kitchen and bathroom

Home connected to the store for convenience

Opportunity to generate income while living in a friendly country community

This is a rare chance to secure a home and business package in the heart of Popanyinning.

- Land Area 2,832.00 square metres
- Building Area: 10.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4







