

SOLD



## OWN AN ICON | BRING BACK THE BAR AND GRILL

Can you hear mixed grill and pub dinner lovers from Lilydale to Yea crying out for the return of the Dixons Creek Bar and Grill? This is your chance to own an icon.

You may continue the current vision to reimagine the Yarra Valley's favourite family restaurant as an early morning coffee spot. Exploit the traffic of the Melba Highway (5,100 vehicles annual average daily traffic according to DTP). There is a real open book here for you to put your own stamp on a site that has been around as long as most locals can remember. It also answers the need for a pub lunch and dinner venue in the north Yarra Valley.

The 290 sqm premises offers covered outdoor dining and bar (now converted to cafe) with seating for 220 pax. Additionally there is a commercial kitchen with 2 cool rooms and a 3 bedroom unit for live-in chef.

🚗 3 🏠 1 🚗 10 📏 1,275 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	565
<b>Land Area</b>	1,275 m2
<b>Floor Area</b>	270 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

**Integrity**  
Yarra Valley & Kinglake Ranges

Not only is this a fantastic price, it's the beginning of something really special: become a local legend, bring back the Bar and Grill!

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.