



15 Great Ocean Road Kennett River, VIC

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## THE ICONIC KENNETT RIVER STORE

A rare commercial freehold property with excellent visual exposure to the Great Ocean Road. The location is an exact mid point between the larger townships of Lorne and Apollo Bay and acts as an extremely popular stop over destination, being 2.5 hours from Melbourne.

The property is a flat fenced 780 sqm (approx) allotment and has a caf?, commercial kitchen and adjoining 3 bedroom residence attached.

The adjacent caravan park is a minute's walk away and the beach plus the river parkland is also easily accessed. Regular drive through customers provide a constant source of clientele for the existing tenant 'Kafe Koala'.

Explore the future development opportunity with this zoning (STCA) or continue to lease to current tenant and enjoy the healthy commercial return on investment.

**Price:** \$925,000

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