



## Newlands Arm, 10-12 Centre Way

### UNIQUE COMMERCIAL FREEHOLD OPPORTUNITY

Seize the chance to own the only shop in the picturesque village of Newlands Arm, nestled along the stunning Gippsland Lakes. This is an exciting opportunity for entrepreneurs and investors alike. The versatile space is perfect for a variety of business types—whether you envision a cafe, general store, boutique, hairdresser, or any other venture, this location is ideal. Additionally, the property includes extra land, providing ample room for future growth or additional business ventures. There is also a list of plant and equipment relating to the previous cafe included in the sale. Why choose Newlands Arm? Surrounded by the tranquil waters of the Gippsland Lakes, it is a popular spot for both locals and tourists, by owning the only shop in the area, you will become a cornerstone of the community. Don't miss out on this unique investment opportunity. Contact us today to arrange a viewing and take the first step toward your new business venture in the heart of the Gippsland Lakes!

**For Sale**  
\$365,000

**Building Area**  
100sqm

**Contact**  
**Carly Hine**  
0418 307 288  
chine@ljhookerbairnsdale.com.au  
**Steve Holmes**  
0408 524 892  
sholmes@ljhookerbairnsdale.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Bairnsdale**  
**(03) 5152 4172**

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | 17KSFBF |
| Property Type | Retail  |
| Building Area | 100 m2  |
| Land Area     | 372 m2  |

### Carly Hine 0418 307 288

Sales Consultant / Licensed Estate Agent | [chine@ljhookerbairnsdale.com.au](mailto:chine@ljhookerbairnsdale.com.au)

### Steve Holmes 0408 524 892

Officer in Effective Control/Director/Principal |  
[sholmes@ljhookerbairnsdale.com.au](mailto:sholmes@ljhookerbairnsdale.com.au)

### LJ Hooker Bairnsdale (03) 5152 4172

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