

45 Raleigh Street, Dimbulah

## Unique Opportunity - Iconic Camp 64 Cafe, Museum and Home Included

This is a rare opportunity to secure the iconic Camp 64 in Dimbulah, offered as a freehold property, established café business and museum with a residence included. The business is being sold as a walk-in, walk-out operation, allowing a new owner to step straight into trading with all equipment operational and ready to go.

What's included in the sale:

- + Freehold land and buildings.
- + Established café business with stock.
- + Two-bedroom residential dwelling (potential additional income stream).
- + Fully operational commercial kitchen and equipment.
- + Offered as a walk-in, walk-out running operation.
- + Immediate trading capability for the new owner.
- + Brand flexibility - continue trading as Camp 64 or operate under new branding.
- + Silent 15Kva back-up diesel generator.
- + Strong Facebook presence and reviews.
- + Full inventory list available upon request.

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**FOR SALE**  
Mid \$400,000's

### AGENTS

Megan Dale  
0489 248 842  
megan@ljhookerpropertyplus.com

### AGENCY

LJ Hooker Atherton  
(07) 4091 3144

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**

- + Rates approximately \$2,100 per six months.
- + Opportunity to purchase 1,106m2 of adjoining vacant land (subject to negotiation).

To preserve the integrity and character of Camp 64, the following applies:

- + All museum displays remain the property and responsibility of the vendor.
- + The museum collection is not included in the sale, however if the successful buyer wishes to continue the museum theme, an assortment of displays may be negotiated at no cost.
- + Any arrangement regarding displays will be subject to a separate agreement.
- + Preference will be given to buyers with an interest or background in Outback Australia, antiques, geological history or Australian history.

Why this opportunity stands out:

- + Well-known and respected regional destination.
- + Strong local and tourist support.
- + A stop for the Savannahlander tourist train.
- + Business, residence and land in one package.
- + Lifestyle and income opportunity.
- + Flexible future direction for the right buyer.
- + Space to extend business and expand menu and takeaway components.

With its strong identity, history and flexibility, this is a genuinely unique offering, ideal for buyers seeking a lifestyle change, a tourism-based business, or a regional investment with character.

Make this property yours today - contact Megan Dale on 0489 248 842.

Respectful. Honest. Professional.

## MORE DETAILS

Property ID	SDXF1S
Property Type	Other
Land Area	1121 m2
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining

**Megan Dale 0489 248 842**

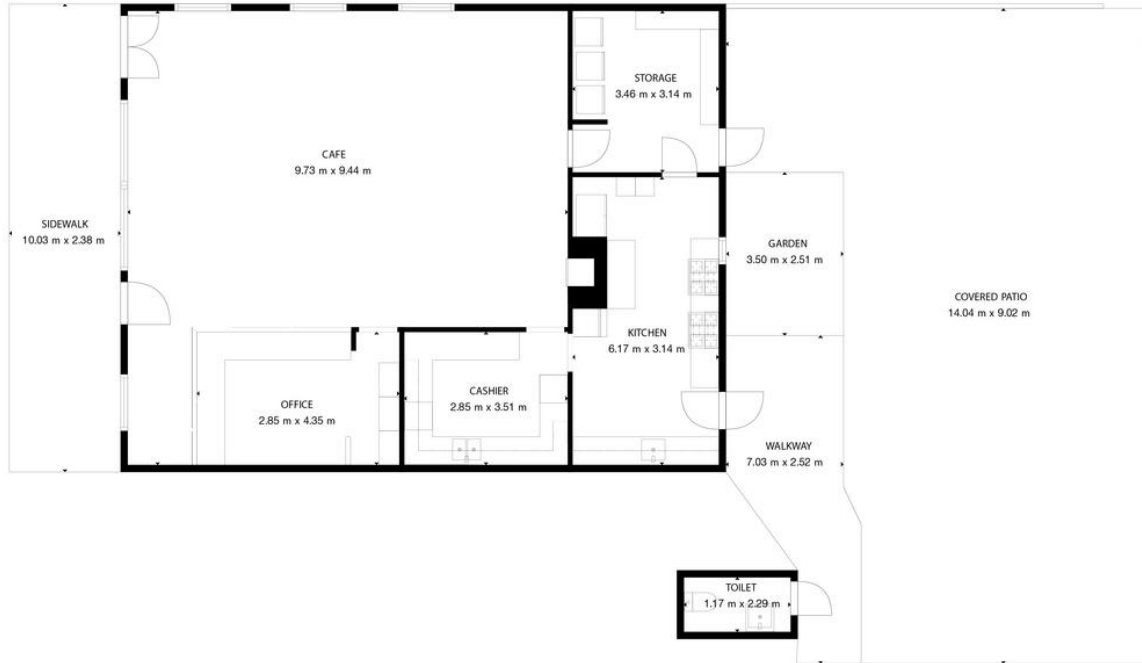
Property Sales Consultant | [megan@ljhookerpropertyplus.com](mailto:megan@ljhookerpropertyplus.com)

**LJ Hooker Atherton (07) 4091 3144**

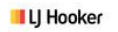
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**TOTAL: 186 m<sup>2</sup>**  
 1st floor: 186 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 11 m<sup>2</sup>, CARPORT: 60 m<sup>2</sup>, SIDEWALK: 24 m<sup>2</sup>,  
 COVERED PATIO: 114 m<sup>2</sup>, WALKWAY: 14 m<sup>2</sup>, WALLS: 14 m<sup>2</sup>



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.