



## Yetman, 97 Warialda St

### CODFISH HOTEL AND YETMAN STORE OFFERED FOR SALE WIWO

LJ Hooker Goondiwindi as exclusive agents are pleased to present the "Cod Fish Hotel" and the "Yetman Store" for sale on a Walk In Walk Out basis.

Fantastic opportunity to secure the township's total trade.

"Cod Fish Hotel":

Yetman is a one Pub town and the "Cod Fish" serves as the meeting place for locals, travellers and fishermen alike. The township sits along the mighty Macintyre River and is synonymous for great year round fishing.

Featuring large L shaped bar, lounge/dining room, commercial kitchen, billiard room, beer garden, store room and upstairs managers quarters.

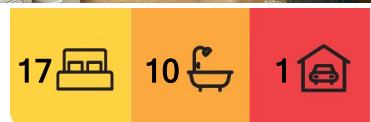
12 Motel rooms, 7 with ensuites and 5 single quarters with communal bathroom.

Set on a generous 6,742m2 with ample car parks and grassed area for caravans.

Yetman Store:



**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.



**For Sale**  
\$1,025,000 WIWO

**View**  
By Appointment

**Contact**  
**Jane Rampling**  
0436 279 658  
jane.rampling@ljhooker.com.au

**Paul Leahy**  
0418 794 684  
paul.leahy@ljhooker.com.au

**LJ Hooker Goondiwindi**  
(07) 4573 8802

Situated on the Bruxner Highway which has a high volume of travellers and locals passing by every day.

Set on 4,287m2 with 2 titles.

The shop offers freshly cooked eat in meals and take aways, cold drinks, groceries, bread, milk, confectionery, unleaded & diesel fuel, gas supplies and is licensed for take away alcohol.

Post Office is run separately and pays \$300/week rent.

3 bedroom house is currently rented for \$300/week.

Owner selling the both businesses on a WIWO basis and is keen to pursue other interests. Fantastic opportunity for a hard working family or partnership to capitalise on these 2 great businesses that are ready for an instant start up. Move straight in and start trading! Enjoy rural country living at its finest.

For Sale: \$1,025,000 WIWO

For further information please contact Jane on 0436 279658 or the Office on 07 45738802

## More About this Property

Property ID	2XRHUI
Property Type	BlockOfUnits
Land Area	11029 m2
Including	Study Air Conditioning Toilets (12) Deck Dishwasher Outdoor Entertaining Grey Water System Water Tank

**Jane Rampling 0436 279 658**

Property Investment Manager | jane.rampling@ljhooker.com.au

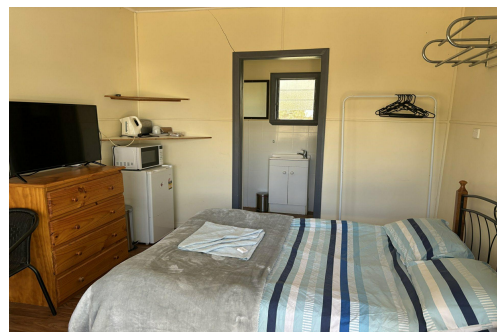
**Paul Leahy 0418 794 684**

Principal | paul.leahy@ljhooker.com.au

**LJ Hooker Goondiwindi (07) 4573 8802**

4/18 McLean Street, GOONDIWINDI QLD 4390

goondiwindi.ljhooker.com.au | goondiwindi@ljhooker.com.au



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