



## Licensed Post Office With Residence for Sale - NSW Upper Hunter Valley - Denman

A rare and unique opportunity to invest in a Post Office in an extremely desirable location. The business is situated in the Upper Hunter Valley apply described as the "Gateway to the West" close to Tamworth & Muswellbrook. The business provides all of Australia Post's products and services to the local community. It has 179 leased private boxes and is ideally suited to a partnership or husband and wife team. The vendors will assign a roadside mail contract to the successful purchasers. The business is on the market for \$200,000.00, with the the recently renovated 3 bedroom commercial residential property being valued at \$400,000.00. The net return for two is \$111,000.00.

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.

<b>Price</b>	\$600,000
<b>Property Type</b>	business
<b>Property ID</b>	48

### Agent Details

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### Office Details

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