

“Woolshed Cafe”



Peak Hill, NSW

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Peak Hill Township

NSW Six Maps

1. INTRODUCTION AND CONTACT DETAILS

GAIN Realty is delighted to present **The Woolshed Café and Shops**, located at **65 Carswell Street, Peak Hill, NSW**, offered for sale **by private treaty**.

This Information Memorandum is issued to provide preliminary details to interested parties to assess the suitability of the property and identifying the business and investment potential it offers.

The details provided in this Information Memorandum are a general guide only and do not constitute valuation advice or offer for sale or purchase. All interested parties should seek their own independent advice, due diligence and investigations and not rely on the information contained in this document in making their purchasing decisions.

Sale Process

The property is being offered for sale by private treaty, allowing flexibility for prospective buyers to negotiate terms with the vendor.

Sale and Purchase Agreement

The sale includes the freehold premises and future café and retail opportunities.

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2. EXECUTIVE SUMMARY

Legal Owner	P. L. Norris
Legal Title	Lot 10 Section 2 DP758832
Zoning	RU5 - Village: (pub. 24 2 2023)
Address	63-65 Carswell Street, Peak Hill , NSW, 2869
Position	Latitude -32.723736 Longitude 148.19118
Land Type	Flat corner block frontage on main highway, second street access and rear lane
Land Area	1011.8 Sq metres (approx.) 637 (approx.) Sq metres building footprint
Land Tenure	Fee Simple
Rates	\$2,288 (2024-25) including stormwater & commercial waste charges
Current Offering	The Woolshed Café and Shops are located in the village of Peak Hill fronting the Newell Highway between Parkes and Dubbo. A main truck route opposite the local Post Office, RSL and Bowling Club and adjacent to the Carrington community event / function centre.

3. FEATURES AND OPPORTUNITIES

Café Investment Opportunity - Café with Kitchen and Fit-out

Three separate shops one with fully operational café kitchen and fit-out, Storage shed or workshop, Self contained freestanding apartment or office with solar panels fitted.

The Woolshed Café and Shops offer a unique blend of character, versatility, and location appeal — an ideal acquisition for an owner-operator, investor, or entrepreneur looking to establish or expand a business in a thriving regional setting.

Property Features

- Fully equipped café and commercial kitchen with fixtures and fittings included
- Inviting indoor dining area and covered outdoor seating along the highway frontage
- Two additional retail shops, suitable for boutiques, services, or takeaway outlets
- Large rear storage shed/workshop with three-way access
- Self-contained flat or office with solar panels – ideal for staff accommodation or rental
- Ample on-street and side parking for customers and tenants

Business & Income Potential

- Option to reopen the café or lease it to an operator
- Lease out adjoining shops for passive income
- Rent the rear apartment or office space for additional return
- Flexible configuration allows multiple revenue streams from a single freehold property

Growth and Regional Outlook

- Located in the Parkes Shire, Peak Hill is strategically positioned between Parkes (30 min south) and Dubbo (50 min north) on the Newell Highway, one of Australia's key inland transport routes.
- The Parkes Special Activation Precinct is driving significant regional investment, with infrastructure and logistics growth expected to benefit surrounding towns such as Peak Hill.
Nearby mining operations — North Parkes Mine (30 min) and Tomingley Gold Mine (13 min) — contribute to ongoing employment and population stability, supporting local business growth.

4. SERVICES AND UTILITES

Access & Location

Peak Hill enjoys direct access via the Newell Highway, approximately 30 minutes north of Parkes and 50 minutes south of Dubbo — two of regional NSW's major service centres. Carswell Street forms part of the Newell Highway as it passes through the township, ensuring excellent exposure to through traffic and visitors.

Local Services

The property lies within the Parkes Shire Council area and benefits from all standard township services, including:

- Town water and sewer connection
- Electricity and solar power installed on-site
- NBN and mobile network coverage
- Weekly waste collection

Community & Amenities

Peak Hill offers a welcoming small-town atmosphere with key amenities such as:

- Peak Hill Central School (K–12)
- Medical clinic, post office, supermarket, and community centre
- RSL and Bowling Club directly opposite The Woolshed property
- Local parks, churches, and sporting facilities

Population & Lifestyle

According to the **Australian Bureau of Statistics (June 2024)**, Peak Hill has a **population of approximately 1,270** residents.

The community is known for its relaxed lifestyle, strong local identity, and convenient access to the employment and retail opportunities in Parkes and Dubbo.



5. LOCATION CLIMATE & VILLAGE

Climate

Peak Hill experiences a warm semi-arid climate, offering plenty of sunshine and moderate rainfall throughout the year.

- Average annual rainfall: around 580 mm
- Summer temperatures: frequently reach the high 30s °C
- Winter: cool mornings with occasional frost
- The stable climate supports both agricultural and tourism activities year-round.

Village Character & Lifestyle

With a population of approximately 1,270 residents (ABS 2024), Peak Hill combines a relaxed country lifestyle with access to essential services. The village features a traditional main street, local shops, schools, a medical centre, and community venues such as the Carrington Community Event Centre, located adjacent to The Woolshed property.

Peak Hill also maintains a strong sense of heritage, tracing its history to the late 1800s gold-mining era. The town later became known for its sheep and wheat production, and continues to play a role in regional agriculture.

Regional Outlook

The Parkes Special Activation Precinct is a key regional development initiative that positions Parkes—and surrounding towns like Peak Hill—as future growth hubs for logistics, manufacturing, and supporting services.

This government-backed infrastructure expansion enhances Peak Hill's potential for population growth and increased business activity, making it a strategic location for investment in hospitality and retail.



6. METHOD OF SALE & ATTRIBUTES

Method of Sale

The property is being offered for sale by private treaty, allowing interested purchasers to negotiate directly with the vendor through GAIN Realty.

Sale Offering

- Property: Freehold title of The Woolshed Café and Shops
- Address: 63-65 Carswell Street, Peak Hill, NSW
- Asking Price: by negotiation
- Business Component: The café and other areas are not currently trading or occupied
- Zoning: RU5 – Village
- Land Area: Approx. 1,011.8 m²
- Building Area: Approx. 637 m²

Key Attributes

- Freehold commercial property with possible multiple income streams
- Fully fitted café ready for immediate use or lease
- Two additional retail shops suitable for various business types
- Self-contained apartment/office with solar panels – ideal for staff, residence, or rental
- Prominent corner block with strong highway visibility and easy access
- Opportunity for owner-operators, investors, or developers seeking regional exposure

Negotiation Terms

All genuine offers will be considered. Settlement terms & inclusions, can be discussed directly with the agents.

7. DISCLAIMER

Disclaimer:

This Information Memorandum has been prepared by GAIN Realty Pty Ltd on behalf of the Vendor to assist interested parties in evaluating the property located at 65 Carswell Street, Peak Hill, NSW.

The information contained in this document is provided as a general guide only and does not constitute an offer, warranty, or representation by the Vendor or the Agent. All descriptions, measurements, and details are provided in good faith and believed to be accurate at the time of preparation, however prospective purchasers should conduct their own independent enquiries, investigations, and due diligence to verify all information.

Any depictions of property boundaries, dimensions, or improvements are approximate and for illustrative purposes only.

GST Notice:

The sale price and value of the property may be subject to Goods and Services Tax (GST) depending on the final terms of sale. Purchasers are advised to seek independent advice regarding the application of GST to their transaction.

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8. Photographs



Information Memorandum—Woolshed Café and Shops, Peak Hill , NSW.



WOOLSHED CAFÉ INTERIOR





SITE/BLOCK PLAN 63-65 CASWELL ST PEAK HILL NSW 2869





SELF CONTAINED RESIDENCE OR OFFICE



Information Memorandum—Woolshed Café and Shops, Peak Hill , NSW.