



Raine & Horne®  
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**SHELLHARBOUR**  
Shop 221 Lake Entrance Road

## Dumpling/Chinese Restaurant - Shellharbour

**\$75,000 + SAV**

Fully Managed Dumpling & Chinese Restaurant in a busy and popular shopping precinct. This restaurant offers a new fit out including a full Commercial Kitchen.

Dumpling Flavour is an established Chinese restaurant located in the busy Stockland Shellharbour Shopping Centre in the South Coast Region of New South Wales. Stockland Shellharbour is one of the largest shopping centres in the Illawarra area, located on Lake Entrance Road at Shellharbour City Centre, approximately 20 km south of Wollongong. The area offers a great lifestyle and is also easily accessible to Sydney. The shopping centre contains over 220 specialty stores.

The business is fully equipped with a great commercial kitchen and an adjoining dining area offers plenty of seating for customers.

Key Features:

- Located in the Food Court of a busy shopping centre in the South Coast Region of NSW
- Currently run under full management but is suited for first business buyers and owner operators (husband and wife or a family)
- Easy to operate and very easy to learn

Property ID:	L1086506
Property Type:	Restaurant

### AGENT

**Brad Wallace**

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✉️ [Brad.Wallace@newlambton.rh.com.au](mailto:Brad.Wallace@newlambton.rh.com.au)

- Reasonable rent and a new lease of 5 years to be offered to the buyer
- Commercial kitchen, fully equipped, no further renovation
- Stable customer base- mainly local residents, tourists/holiday makers and local office workers

The current owner requires a quick sale due to family reasons.

A great opportunity at a bargain price.

Contact Brad Wallace on 0422 844 893 for further information