

SOLD



65 – 71 Adelaide Street, Birdsville



Birdsville Fuel Service & Australia Post Office Outlet!

Unique opportunity, first time that this property has been listed for sale, within the heart of the iconic outback town of Birdsville, located directly across from the famous Birdsville Hotel. In the same ownership for forty-five years, this long established, thriving business and adjoining house has potential for growth and development limited only by the imagination.

Birdsville is an iconic location at the end of the Birdsville Track on the edge of the Simpson Desert. It is where the Channel Country meets the desert. Birdsville is home to about 115 year round residents – give or take 7000 – over the big events and tourists season and is a renowned outback hub. Whether you come from the North, South, East and West, the picturesque drive to Birdsville is unlike any other. As you enter, you will find yourself smiling at the overwhelming sense of 'home' you feel from this charming old country town.

Birdsville may be small, but it most definitely is not a boring place to live. With so many huge, exciting annual events, it's hard to stay away. Events such as the Birdsville Races, Birdsville Bronco Branding, Gymkhana/motorbike gymkhana and of course the Big Red Bash

🚗 9 📏 4,249 m2

Price	SOLD for \$600,000
Property Type	Commercial
Property ID	2098
Land Area	4,249 m2
Office Area	2,226 m2

Agent Details

John Tully – 0429 029 289

Office Details

City and Country Realty
23 Miles St Mount Isa QLD 4825
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07 4743 9499



just to name a few.

The Birdsville Fuel Service is an iconic stop when travelling along the Bilby Way to Bedourie and services not only the township of Birdsville but also the surrounding regions within the Diamantina Shire.

Functioning as a service station and grocery store, workshop, Australia Post outlet, this property offers endless potential. The service station includes fuel, Diesel, Unleaded and Premium Unleaded, air and water. The store sells most necessities and comes as is where is. The workshop has tyres, oils and hardware items and has opportunity to expand within current infrastructure.

The property itself comprises of the long-established business and adjoining home. It is conveniently located opposite the famous Birdsville Hotel on a large corner block. The vacant land directly opposite the hotel has the potential to be developed or to extend existing business. Close to local airport, primary school, information centre, health care centre, police station and short walk to the Diamantina river.

The house is a country style home featuring 4 carpeted bedrooms and 2 bathrooms – one inside, one outside. The functional, cleverly executed floor plan allows for each and every square meter to be utilised impeccably to maximise space and storage ability. The open plan kitchen / dining area, separate lounge, internal laundry and large family room at the back of the house are just a few added extras which make this house a home. Arguably, the most impressive part of this home is the well-appointed, very relaxing undercover outdoor entertainment area. Facing the large grassed rear yard, sitting out there enjoying a glass of wine after a day of helping others in the store would be the ultimate, idealistic lifestyle that anyone could call their happy ever after.

This incredible property is offering a stable income in the business with potential for growth with low expenditure and an opportunity to expand the workshop and retail aspects of the business within the current infrastructure, only limited by imagination. A lovely, comfortable home to reside in by night, a dream come true lifestyle for so many and unlimited potential for growth and development. The post office alone provides guaranteed monthly income that increases over the tourist season (Easter to November). New areas of revenue could be established with providing hot/cold take away food. Roadside assistance or vehicle retrievals or other areas that could be opened up.

This is so much more than just a sale. This is a whole lifestyle. This is an opportunity of a lifetime. If this is what you have been yearning

for, call John Tully on 0429 029 289 or Sam Johnston on 0467 076 756.

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