

# Flemings



## 326 Albury Street Murrumburrah NSW

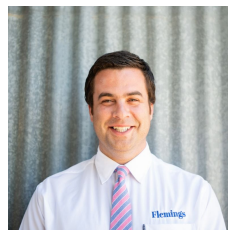
2 🏠 2 🚗 2 🚗

Flemings Harden, is pleased to present, The Terracotta Restaurant / Café situated at 326/328 Albury St, Murrumburrah to the market for sale. An award winning family owned business that has been operating and supporting Harden-Murrumburrah and surrounds for the past 31 years.

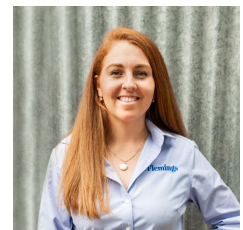
**Price** : \$890,000  
**Land Size** : 600 sqm  
**View** : <https://www.flemingspropertyservices.com/sale/nsw/riverina/murrumburrah/residential/house/7716263>

Many patrons are locals and travellers from surrounding areas, a business highly recognised for their renowned customer service, great food and dining experience.

Well positioned along the Burley Griffin Way a thoroughfare to Griffith, Leeton, and West Wyalong. Close to Canberra (90 minutes) Sydney (3.5hours) Wagga Wagga (90 minutes) and surrounding towns of Young, Boorowa, Cootamundra, Yass and Temora. Located on approximately 600sqm next to the Light Horse Memorial,



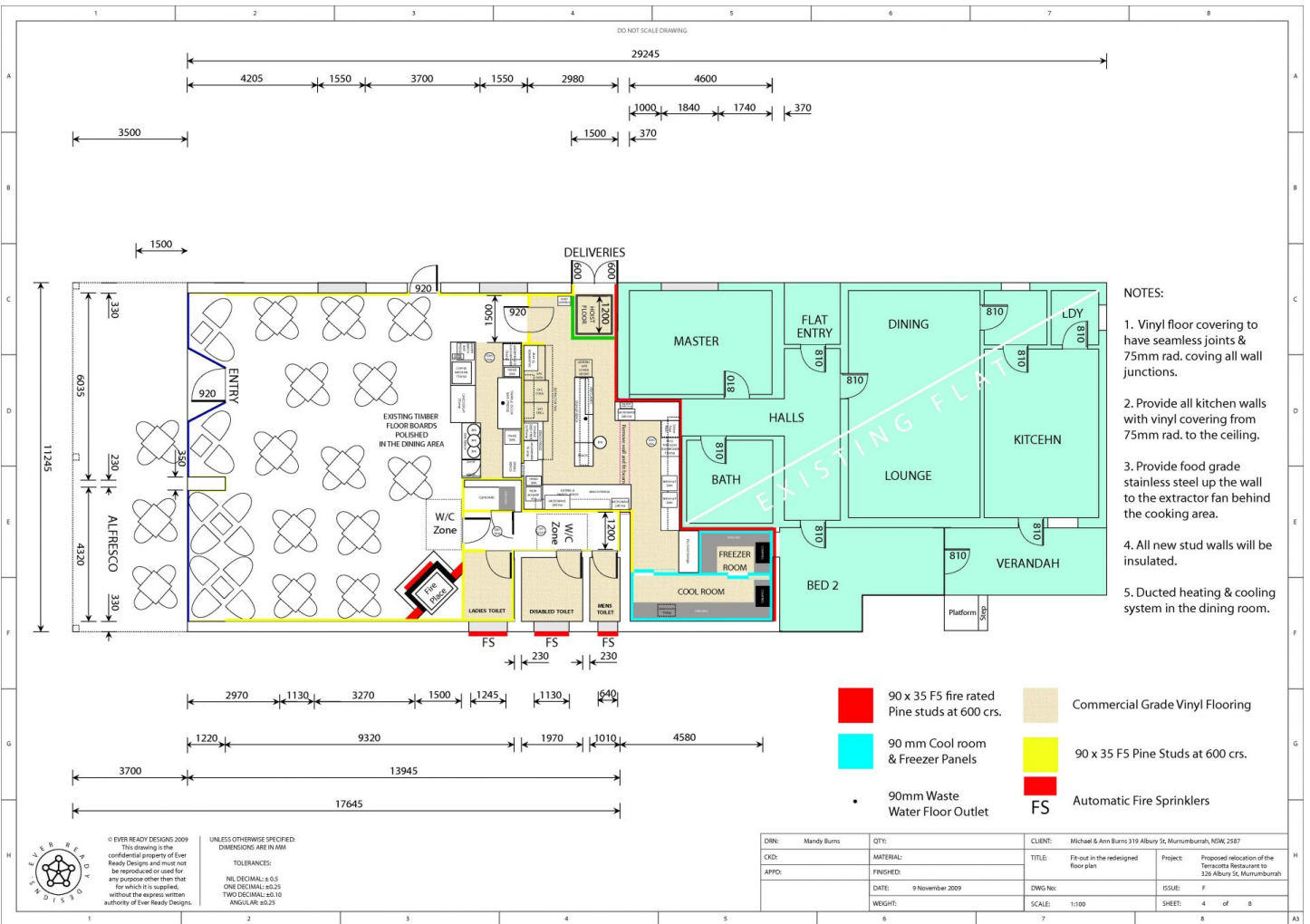
**Richard Fleming**  
02 6386 4083



**Rosie Fairfield-Smith**  
02 6386 4083

<https://www.flemingspropertyservices.com>

DO NOT SCALE DRAWING



- NOTES:
1. Vinyl floor covering to have seamless joints & 75mm rad. coving all wall junctions.
  2. Provide all kitchen walls with vinyl covering from 75mm rad. to the ceiling.
  3. Provide food grade stainless steel up the wall to the extractor fan behind the cooking area.
  4. All new stud walls will be insulated.
  5. Ducted heating & cooling system in the dining room.

- 90 x 35 F5 fire rated Pine studs at 600 crs.
- Commercial Grade Vinyl Flooring
- 90 mm Cool room & Freezer Panels
- 90 x 35 F5 Pine Studs at 600 crs.
- FS Automatic Fire Sprinklers



© EVER READY DESIGNS 2009  
 This drawing is the confidential property of Ever Ready Designs and must not be reproduced or used for any purpose other than that for which it is supplied, without the express written authority of Ever Ready Designs.

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MM

TOLERANCES: N/L DECIMAL ± 0.5 ONE DECIMAL ± 0.25 TWO DECIMAL ± 0.10 ANGULAR ± 0.25

DRN: Mandy Burns	QTY:	CLIENT: Michael & Ann Burns 319 Albany St, Murrumbarrah, NSW 2587
CXD:	MATERIAL:	TITLE: Fit-out in the redesigned floor plan
APPD:	FINISHED:	Project: Proposed relocation of the Terracotta Restaurant to 326 Albany St, Murrumbarrah
	DATE: 9 November 2009	DWG No:
	WEIGHT:	SCALE: 1:100
		ISSUE: F
		SHEET: 4 of 8