



Nyngan



## 1044ML - Proven Money Maker 42% Return

- \* 24 rooms plus 3 bedroom residence
- \* High visibility, corner position
- \* No restaurant
- \* Easily operated by couple
- \* Current occupancy 75% +
- \* Rent under 20% of sales
- \* 20 years remaining on the Lease from 1st July 2017

If you have a thirst for working and being well rewarded for the effort, have a closer look at this motel.

The income generated from this property has allowed our current owners to go on and purchase their own freehold.

It's now your turn !!

Price	SOLD
Property Type	Business

### Agent Details

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### Office Details

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**TOURISM  BROKERS**

Net profit \$233,309 for 2016/17

Location: Nyngan is a country town of some 2,500 people, situated by the Bogan River on the eastern edge of the Great Outback. It is located on the Mitchell Highway between Narromine and Bourke, 583 km north-west of Sydney. Nyngan is a well serviced town with its history in wool, wheat and cattle production. Nyngan is now also a mining centre thanks to the new industry of copper mining located just 50km away near Girilambone.

Nyngan shopping has all the necessities you will need. It is well serviced with two independent supermarkets and numerous independent butchers supplying locally grown produce. There are local bakeries, cafes and restaurants and, if you want to dine out, there are the usual pubs and clubs to consider. Essential services including banking, chemists, newsagents and postal services are all available in Nyngan. There are numerous clothing, craft and gift shops and nurseries which also service the town. The larger service centre of Dubbo City is only 1.5 hours away.

The locals will tell you that Nyngan is a great place to live with services like the new multi-purpose Hospital, Ambulance Service, two Doctors and a Dentist. It is also well supported with allied health services and support structures.

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