



Wedderburn ^{TO}
TOURISM
BROKERS



58HL - A GOLD NUGGET IN THE ROUGH

- A unique Hotel business is being offered to you.
- Are you ready for a challenge, this business is ready for you.
- Plenty of room to left, an improving performer.
- Modern 2 storey 4 bedroom unit with easy access to the hotel.
- Current operation now increased to 7 days a week.
- New management team.
- HOTEL LEASEHOLD

The Wedderburn Hotel has been a local watering hole for many years. It certainly has stood the test of time. Some of the older outbuildings go back to the gold rush era in the 1800's, but the hotel is more modern around the 1970's.

Now under new manager and trading 7 days per week. The current operators have captured a changing and growing tourist trade, this business is showing that hard work does payoff.

Meals are provided with pride and there is no reason to go away hungry. No stone is left unturned in providing clean facilities.

An aggressive ongoing maintenance program has been undertaken by the current operators. Check out the latest online reviews. The hotel will shortly be able to provide alfresco street side dining, to compliment the streetscape project being currently undertaken by Loddon Shire Council.

Price LEASEHOLD \$175,000
+ sav

Property Type Business

Property ID 2312

AGENT DETAILS

Annette Adams - 0405 534 737
Reg Partington - 0407 412 479

OFFICE DETAILS

Beecroft
34 Lamorna Ave Beecroft NSW 2119
Australia
1300 512 566



Current operators need to move forward and this business is regrettably for sale. An inspection is the only way you will truly appreciate this Hotel business. Still plenty of improvement left for the serious operator. Call to arrange an inspection today .

Contact **Annette Adams** and **Reg Partington** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 58HL (quote when enquiring)

Location: Wedderburn's thriving little community offers the visitor a travel experience with a difference and only 225 kms from Melbourne. Using Wedderburn as a base, you will find friendly country pubs, boutique wineries, areas of historical and cultural significance, fishing and bird watching all within easy reach. For those tired of travelling or perhaps looking for a change, Wedderburn offers a relaxed country lifestyle at affordable prices. The town has an excellent range of services including kindergarten, primary and secondary college, doctor, senior citizens, sporting clubs, interest groups and a shopping centre to supply a wide range of goods and services. Whether you're looking for a holiday destination or a lifestyle change, Wedderburn can offer you everything you are seeking.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.