



Mallacoota



1003CPF - BACK IN BUSINESS, RUNNING HOT, A TOP SEASON

- The challenges from two summers ago are done.
- Shady Gully Caravan Park at Mallacoota returns, stronger, prettier, ready for the next 500 years.
- Still set in six acres of bush, still 91 sites, still 11 cabins, still room for growth.

And Mallacoota?

Once the favourite of the baby boomers and their kids - now being 'discovered' by the families and friends of the twenty first century.

The state of the books tells the story of a business moving forward with gusto - ready and confident.

It's excellent value on a 15.5% return in a freehold market tracking on 12%.

Looking for more? Government Grants are working for business enterprise. And the current tax write-off schedules help as well.

Our vendors tell us that four extra onsite cabins would each produce \$40,000 a year in sales. Do the maths! Most of this will travel to the bottom line.

Net Profit: \$413,732 for 2020/21

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

Property ID: 1003CPF (quote when enquiring)

Location: Mallacoota is one of Gippsland's great escapes, surrounded by the

Price	FREEHOLD \$2,790,000
Property Type	Business
Property ID	2578
Land Area	6.00 ac
Floor Area	1 m2

AGENT DETAILS

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

OFFICE DETAILS

Beecroft
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magnificent wilderness of the Croajingolong National Park and set on the beautiful Mallacoota Inlet. The eastern gateway to East Gippsland, Mallacoota has a population of around 1,000 people and is nestled in Croajingolong National Park, home to pristine Victorian coastal wilderness.

Unwind at this pretty coastal town, blessed with Victoria's warmest winter temperatures and cool ocean breezes in summer. A popular holiday destination over summer, residents and visitors enjoy the region's natural beauty, tranquillity and access to water. Mallacoota Inlet, the surrounding Croajingolong National Park and views to Gabo Island define the town's setting.

Recognised on the national best beaches list and mentioned in the Lonely Planet guide book, Mallacoota beaches and foreshores offer enjoyable experience opportunities for the diverse visitor interests of all ages.

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.