



Budgewoi



124CPF - RECESSION PROOF COASTAL FREEHOLD RESIDENTIAL VILLAGE

- Close to Newcastle and only 1.5 hours North of Sydney.
- Meticulously maintained primarily residential village.
- Surrounded by vacant land creating a quiet content lifestyle for all.
- All sites individually metered for electricity.
- Managed by Sydney owner for the past 18 years with the help of an onsite caretaker, only two owners during the past 36 years highlight this secure investment.
- The property has a permit for 43 sites - 38 sites fully occupied.
- 3 holiday cabins and 2 powered sites of 70% occupancy.
- Sale includes 28 park owned rented cabins, only 13 privately owned dwellings.
- Expected Financial year 2019-20 income \$500K.
- The nature of the park limits the outgoing expense to a genuine

Price	SOLD
Property Type	Business

Agent Details

David Head - 0438 663 551

Office Details

Beecroft

34 Lamorna Ave Beecroft NSW

2119 Australia

1300 512 566

TOURISM  BROKERS

minimum circa 20%.

- Circa 10% return on your money plus majority inventory ownership.
- A short drive to major shopping centres and relevant amenities.
- A very secure income making this property worth a double take.

This limited NSW Central Coast village park is to be visited to be fully understood. You will discover commercial benefit within. If like the current owner, you have a focus as a passive investor, this opportunity should be explored.

Surrounded by land held by alternate owners provides possible future expansion pending your dynamic. The space creates a superb quiet environment to reside and operate for you or caretakers should you choose. Thus, securing an all but fully occupied investment year-round.

Once provided the tour of the property I am convinced this asset will soon sell.

Net Profit: \$400,000 expected for 2019/20

Contact **James Carrick** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 124CPF (quote when enquiring)

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