

Sold



2125ML - BALLARAT - IT'S WARMER THAN YOU THINK

- Ballarat - one of the hottest motel towns in Australia.
- Loaded with industry, history and good weekends, the Colonial is the gateway property to a city on the rise.
- The gold is a different colour these days! (And comes with a star rating).
- 28 rooms, 60% occupancy, a variety of rooms and apartments, undercover pool, excellent 3 bedroom residence and a WOW factor Reception.

IF YOU'RE A SERIOUS BUYER - THIS IS NOT THE TIME TO "DO IT NEXT WEEK!"

Net Profit \$222,631 for 2018/19

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

Property ID: 2125ML (quote when enquiring)

Price	SOLD
Property Type	Business

Agent Details

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TOURISM  **BROKERS**

Location: Strategically located in the Central Highlands Region of Victoria, Ballarat is approximately 110km north-west of Melbourne. It is one of the largest inland cities in Australia, with a population of over 88,000 within the municipality.

Ballarat is in a key strategic position at the centre of some of Victoria's most important freight, tourist and commuter transport routes. The four main highways radiating from Ballarat connect it to Industrial centres such as Melbourne, Adelaide, Geelong and Portland; regional locations like Bendigo and Mildura; and agricultural areas in the Mallee and Wimmera.

Ballarat has traditionally been a city that prospered on mineral and agricultural based resources, however this has changed.

Manufacturing, tourism, health and community services, education and retailing are now the key industries in the city. These industries, along with the banking and finance sector and government services are strengthening Ballarat's role as a regional service provider.

Ballarat is one of Victoria's premier tourist destinations attracting visitors for the gold and architectural heritage, parks and gardens, art and cultural activities and as a gateway to western Victoria.

Approximately 1.8 million domestic day trip visitors come to Ballarat each year.

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