



Kerang



2453ML - Country Opportunity with a Bright Future

- Was listed at \$310,000 now reduced to \$245,000 for urgent sale.
- The Kerang Motel offers guests a central location with Hotels, supermarkets and eateries within walking distance.
- Quiet location away from the Highway.
- Punching well above its size.
- Excellent consistent trade.
- Almost 75% occupancy rate, with 70% of business being repeat guests.
- Easily run motel for a couple looking for a friendly country lifestyle change.
- Opportunity to capitalize on the K-bar, offering conferences, meals, events and more.
- Stage two solar farm about to commence, injecting huge benefits to the town's economy, now is the time to reap the rewards.

Price SOLD
Property Type Business

Agent Details

Andrew Cronin - 0433 091 971

Office Details

Beecroft

34 Lamorna Ave Beecroft NSW

2119 Australia

1300 512 566

TOURISM  **BROKERS**

- Leasehold Motel.

Net Profit: \$80,368 for 2019/20

Contact **Andrew Cronin** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 2453ML (quote when enquiring)

Location: **Kerang** is strategically positioned on the highway network between Swan Hill, Echuca and Bendigo in the productive north-west irrigation area of Victoria, producing lucerne, grain and vegetable crops. Investment in this region over recent years has been strong due to its position, quality infrastructure, affordable industrial land and housing. Kerang is also the centre of a rich and varied agricultural region of cattle and sheep grazing, dairying, with vineyards and orchards on the river flats. Dairying is widespread as evidenced by dairy factories at Leitchville and Cohuna, and seemingly hectares of cows. Nearby are the extensive wheatlands of the Mallee.

Visitors and new residents are warmly welcomed and provided with services expected of a larger regional centre. For those looking for a change in lifestyle away from high cost and overcrowded cities, great opportunities are available.

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