



Pialba



2403MF - LIFESTYLE OPPORTUNITY FREEHOLD MOTEL IN COASTAL GROWTH AREA

- Well maintained and very well presented 11 unit Bed and Breakfast motel.
- Rare coastal freehold motel.
- Situated on a 3,541 sqm block.
- Large 5 bedroom, 3 bathroom residence with a good sized private enclosed garden, with a new covered deck.
- Good trading motel with mixed clientele.
- New solar hot water system.
- New 9.5KW solar system installed.
- Many recent refurbishments including new mattresses and LED lights to all rooms.
- Lifestyle position.
- Viewing highly recommended.

On offer is the freehold going concern of quality 11-unit bed and

Price	SOLD
Property Type	Business

Agent Details

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Office Details

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TOURISM  BROKERS

breakfast motel in the sought-after location of Hervey Bay.

Set on a large 3,541 sqm block, with dual road access (front and back), the motel is surrounded by tropical gardens and is delightfully presented, providing a comfortable and welcoming environment that guests enjoy.

Centrally located and within walking distance to the Hervey Bay Golf and Country Clubs, the Fraser Coast retirement village, Woolworths and IGA. Two minutes' drive from Hervey Bay's public Hospital and St Stephen's private Hospital, 5 minutes' drive to Stockland shopping centre and the Esplanade. Hervey Bay Airport is a 15 minute drive away.

All rooms are well appointed and are fully air-conditioned and have flat-screen televisions. Guests have access to the guest laundry, free Wi-Fi and Foxtel. In addition, all rooms have private parking with ample space to park extra cars, boat, trailer or a truck.

The outdoor area features a swimming pool, a seasonal outdoor heated spa, Bali hut and under covered barbeque area all set in the tropical gardens.

Solar hot water systems, solar power and LED lighting have been added to reduce costs going forward.

The five bedroom, three bathroom residence with good sized enclosed private garden and new covered deck provide families with a large comfortable home to run this business from.

Hervey Bay is a developing area, with its own airport, hospitals, major shopping areas and of course it is the gateway to Fraser Island and the whale watch capital of the world.

A great place to live, and a great business to own. Take a close look, you won't be disappointed. Viewing is highly recommended as this want be on the market for too long.

NOTE: Also available is a four bedroom fully air conditioned holiday house next door. NOTE the house is NOT included in the price of the motel and its taking are not included in the motel's financials.

Net Profit \$161,353 for 2018/19 and \$141,102 for 2019/20

Contact **Michael Philpott** from **Tourism Brokers** for further

information or to arrange an inspection.

Property ID: 2403MF (quote when enquiring)

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