



Bundaberg Central



## 1931MF - GREAT OPPORTUNITY, AFFORDABLE FREEHOLD MOTEL BIG UPSIDE

- Great starter motel 10 rooms.
- Affordable Freehold with big upside.
- Presents very well.
- Currently run by single person.
- Very comfortable and spacious three bedroom, two bathroom residence.
- Renowned motel town.
- Massive upside ask me why then come and take a look.

The Kalua Motel is situated on the north side of the Burnett river in Bundaberg, just a short walk to eateries, local pub and IGA.

The motel is presented in very good order. Easily run by a single person or a couple this motel has the potential to be the perfect starter motel or an ideal semi-retirement option.

📏 981 m2

Price	SOLD
Property Type	Business
Land Area	981 m2
Floor Area	1 m2

### Agent Details

Michael Philpott - 0433 137 927

### Office Details

Beecroft

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**TOURISM**  **BROKERS**

Currently being run at the owners own pace and discretion that has led to lower returns as they wind down ready for retirement.

However, since July 1<sup>st</sup>, 2020 occupancy has been at around 80%.

Genuine opportunity here, operate at full steam, takings will rise substantially, the improved bottom line will provide an excellent income and the capital value will rise with it.

But there's more, there are extra rooms that can be used to further enhance the returns.

Bundaberg is a good motel town with sustainable tariffs, has good infrastructure, an airport and all the major services that you could want.

Give me a call today, this motel is worth looking at.

**Net Profit \$91,295 for 2018/19 and \$69,336 for 2019/20**

Contact **Mark Tuck** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 1931MF (quote when enquiring)**

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