



St Arnaud

EXCLUSIVE TO TOURISM BROKERS



## 2642MI - FOR A SMALL FREEHOLD INVESTMENT - THIS IS YOUR CASH COW

- Our vendor is offering you a 7% Return.
- Far better than residential (less than 4% returns)
- Your tenant pays your insurance and your rates (what would that save you?)
- Your tenant can run his business there up to 29 years more.
- Your tenant pays for most of the maintenance
- This is your cash cow!
- This property has been refurbished from the skin up.

**Annual Rent: \$38,000 plus GST**

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

**Property ID: 2642MI (quote when enquiring)**

Price

SOLD

Property Type

Business

### Agent Details

Reg Partington - 0407 412 479

Annette Adams - 0405 534 737

### Office Details

Beecroft

34 Lamorna Ave Beecroft NSW

2119 Australia

1300 512 566

**TOURISM  BROKERS**

**Location: St Arnaud** is a substantial country town of some 3,000 people located at the south-eastern edge of the Mallee plains, between Donald and Avoca on the Sunraysia Highway and 235 km north-west of Melbourne. It is a service centre to a district focused on mixed farming, merino wool, grains, legumes and vineyards. The district around St Arnaud supports an agricultural industry of sheep grazing, grains and wineries, with forested areas to the south and open Mallee plains to the north.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.