



Tooleybuc



1339MF - MURRAY RIVER TOWN 14 ROOM FREEHOLD FOR THE PRICE OF JUST A HOUSE

- Perfect home and income.
- Position, Position, Position!
- NSW side of Murry River, 45 kms north of Swan Hill.
- Ideal stopping place between Adelaide and the Eastern states.

400m walk or drive from the motel to the Tooleybuc Sporting Club offering excellent 9-hole championship golf course, meals and poker machines.

Adjacent to the sporting club plus bowls, hard court and grass tennis courts and mini golf.

Fishing in the Murray, Wakool and Edwards rivers.

- Takeaway food and Toolebuc Hotel 300m away.
- Easy to operate 14 room 3.5 star motel.

Price	SOLD
Property Type	Business

Agent Details

Graham Matthews - 0421 904 675

Office Details

Beecroft
34 Lamorna Ave Beecroft NSW
2119 Australia
1300 512 566

TOURISM  **BROKERS**

- Central location close to sporting club with huge upside.
- Fantastic retirement / Tree Change opportunity.
- Good 3 bedroom residence with the majority of the furniture to remain if required (except personal items).
- Regular clientele and good position for passing trade.
- Ideal for someone new to hospitality to learn the industry and grow.

Net Profit: \$118,651 for 2019/20 (provided by owner)

Contact **Graham Matthews** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 1339MF (quote when enquiring)

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