

Sold



Mount Larcom



## 1029CPF - AFFORDABLE FREEHOLD TOURIST PARK WITH PLENTY OF UPSIDE

- Delightfully presented Caravan Park with spare land.
- 12 powered sites, 20 unpowered sites, 8 cabins, 2 onsite vans (one used for storage and not lettable), fully equipped camp kitchen and barbeque area and modern amenities block.
- 1 bedroom residence with detached sleepout.
- Office/reception.
- 2 x 4.6Kw solar systems.
- Extensive landscaping, lighting and footpaths.
- Easily run by a single or couple.
- Opportunity to grow.

On offer is the highly regarded and recently award-winning **Mount Larcom Tourist Park**. Situated on 6.5 acres of land with stunning mountain views this extremely well-presented park has excellent exposure from the Bruce Highway. Mount Larcom is located 30 kms

Price

SOLD

Property Type

Business

### Agent Details

Richard O'Connell - 0477 013 006

### Office Details

Beecroft

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TOURISM  BROKERS

west of Gladstone, 72 kms south of Rockhampton and a modest 550 kms north of Brisbane.

The park has 8 cabins, 2 onsite vans, 12 powered sites and 20 unpowered camping sites. In addition, there is a modern amenities block, camp kitchen and barbeque area. The well-appointed cabins present to a high standard and are well received by the guests.

The current owners have made substantial improvements and additions to the park. Renovations to the one-bedroom residence including the addition of a detached sleep out; extensive refurbishment and painting of all cabins; full renovation of the amenity block; internal and external painting of the camp kitchen/laundry; establishing an office building sperate from the residence; installation of boom gates; establishing the campground for unpowered camping including the installation of water standpipes and fire pits; extensive planting of native trees and shrubs; addition of a purpose built mountain sunrise viewpoint.

Additional exposure has also been generated by new property and town signage, joining Kui Parks, active social media pages, a Highway Billboard and becoming accredited with the Caravan Industry Association of Australia and gaining QTIC approval.

The park offers owner operators an excellent opportunity to further develop the business or enjoy the fruits of the current owner's labour.

Well worth an inspection as you will not be disappointed.

**Net Profit: \$133,538 for 2020/21**

**Turnover: \$203,989 for 2020/21**

Contact **Richard O'Connell** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 1029CPF (quote when enquiring)**

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