



Barooga



## 2661MF - HUGE POTENTIAL ON THE MIGHTY MURRAY

- Opportunity in waiting to grow profits and add value.
- Large 40 room resort style property on Murray River.
- Barooga located in the heart of the Murray tourism area.
- No restaurant, breakfast only, large club adjacent.
- Caters to tourists, corporates, workers, golfers.
- Many attractions nearby on both sides of river.
- Same owner 26 years' time to retire.
- Tremendous growth opportunity.
- Hard work and TLC will deliver strong profits.
- Rare affordable freehold.
- Priced to meet the market.
- Please enquire for more information.
- Inspection by appointment only.

📏 3.50 ac

<b>Price</b>	<b>SOLD</b>
<b>Property Type</b>	<b>Commercial</b>
<b>Land Area</b>	<b>3.50 ac</b>
<b>Office Area</b>	<b>1 m2</b>

### Agent Details

Graham Matthews - 0421 904 675

### Office Details

Beecroft  
34 Lamorna Ave Beecroft NSW  
2119 Australia  
1300 512 566

**TOURISM**  **BROKERS**

The El Sierra Motel situated in Barooga NSW on the banks of the Murray River has long been regarded as an accommodation icon in

the region. It is a large resort style property that has been run successfully for many years and the owner are ready to retire, new owners with energy and enthusiasm should see this as an opportunity to enter a large freehold motel at an affordable price.

Barooga is located in the centre of the Murray tourism area with many top-class golf courses, huge clubs and many attractions, that cater for visitors from all over the country. Is this the one you have been waiting for?

**Net Profit: \$334,693 for 2018-19**

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

**Property ID: 2661MF (quote when enquiring)**

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