



A RARE COASTAL DEVELOPMENT OPPORTUNITY NOT TO BE MISSED - 24DS

- Once in a lifetime opportunity to own and develop on the famous Great Ocean Road.
- A tourism mecca development.
- Ease of access to huge tourism draw cards.
- The area attracts 3.7 million domestic daytrip visitors a year, more than Uluru and the Great Barrier Reef combined. * Tourism Australia
- Project profit margin average internal rate of return of between 20% to 27% estimated as a freestanding development.
- Ability to create management rights and strata title the development to increase profits.
- 7,137 sqm that is 150 metres from the water.
- Current approval for corporate level 36 rooms, restaurant (with liquor licence), cafe, gymnasium and pool.

Price DEVELOPMENT SITE
\$2.7M + gst

Property Type Business

Agent Details

Andrew Cronin - 0433 091 971

Office Details

Beecroft

34 Lamorna Ave Beecroft NSW
2119 Australia

1300 512 566

TOURISM  **BROKERS**

- All permits to enable construction to commence have been obtained (conditions apply - available at extra cost).
- Owners will share all options from joint venture, investment opportunities through to complete ownership. What works for you, let us know and we can try and create a deal.
- The team is ready for all opportunities.

Estimated Value \$9 to \$10 million when completed

Development Motel/restaurant/cafe/gymnasium/pool

Contact **Andrew Cronin** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 24DS (quote when enquiring)

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