



Glen Innes



## 293CPF - FREEHOLD PARK PRICE REDUCED FOR IMMEDIATE SALE

- Contract has fallen through due to buyers' inability to get finance and this has created a great opportunity for a serious buyer due to a price reduction and improved income
- Located on the New England Highway with good exposure
- Great mixed income park with vacant land for further development
- Currently offering 8 furnished cabins
- 28 powered van and camping sites including 4 ensuited
- Gas bottle exchange
- Service station with unleaded and diesel pumps
- Modern amenities block
- 4 bedroom family home
- 2 acres total land holding

This is wonderful opportunity to make a new start in a friendly country town in a business that has multiple income streams making it viable in all seasons. This centrally located tourist park also has a service station catering for locals and travellers alike. In addition to the traditional income streams, guests can fossick onsite for gemstones including sapphires. Having your own inbuilt tourist attraction and the servo gives you a good marketing advantage over your competitors.

BONUS - new fuel lines installed in November 2021 gives operator good peace of mind.

<b>Price</b>	REDUCED FREEHOLD \$1,750,000
<b>Property Type</b>	Business
<b>Property ID</b>	3881

### AGENT DETAILS

Tony Johnson - 0433 335 679

### OFFICE DETAILS

Beecroft  
34 Lamorna Ave Beecroft NSW 2119  
Australia  
1300 512 566



If you are after a secure business with modern facilities that has stood the test of time including droughts, bushfires and COVID-19, then look no further than this little beauty.

**Net Profit: \$246,833 for 2020/21**

Contact **Tony Johnson** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 293CPF (quote when enquiring**

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