



Toora

EXCLUSIVE TO TOURISM BROKERS



## 2165ML - AN AFFORDABLE BUSINESS - YOUR GATEWAY TO INDEPENDENCE

- 14 well-presented rooms.
- A stone's throw from Wilson's Prom - an hour or so to Greater Melbourne.
- Strong industry base nearby servicing the oil and gas rigs of Esso BHP.
- A consistent performer with room to grow.
- A property with potential for a net of \$100K!

A well-presented motel with few competitors and a good income stream for a Mum and Dad operation. Make the most of these post Covid times where Australians are discovering their own back yard from beach to bush. The guest reviews of booking channels rate this property as Excellent.

**Net Profit: \$104,865 for 2019/20**

Contact **Annette Adams** and **Reg Partington** from **Tourism Brokers** for further information or to arrange an inspection.

**Property ID: 2165ML (quote when enquiring)**

**Location: Toora** is a small, historic township located 180 kms south-east of Melbourne, around 2.5 hours along the South Gippsland Highway or 13 kms east of Foster and approximately 12 kms from Agnes Falls. Toora is a bustling farming community. North of Toora are two mountains, Mt. Best and Mt. Fatigue, both offering spectacular views of rolling hills, Corner Inlet and Wilsons Promontory.

<b>Price</b>	LEASEHOLD \$350,000
<b>Property Type</b>	Business
<b>Property ID</b>	3894

### AGENT DETAILS

Annette Adams - 0405 534 737  
Reg Partington - 0407 412 479

### OFFICE DETAILS

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responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.