



Wentworth



## 1450ML - 40 YEAR BRAND NEW LEASE PROVIDING WORK-LIFE BALANCE

- Brand new whopping 40 year new lease.
- Beautifully maintained 24 rooms motel catering for all guest configurations.
- Prime highway location at the junction of Australia's two most important rivers - the Murray and the Darling.
- Spacious 3 bedroom ground floor residence.
- Perfectly positioned at the gateway to the NSW outback, Broken Hill and the Riverina.
- 20 minutes from Mildura with spectacular weather that brings holiday makers and workers all year round.
- Landscaped gardens with palm trees, saltwater pool, outdoor barbeque area and concrete driveway.

Tourism is strong within the Mildura/Wentworth region with many local attractions and activities to entice travellers.

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

**Property ID: 1450ML (quote when enquiring)**

**Location: Wentworth** is located at the meeting places of the Murray and Darling rivers in far south-western New South Wales. Wentworth Shire is a region of great diversity and it offers you the opportunity to experience an introduction to Outback Australia. It is also a good staging point for tours of Mungo National Park.

<b>Price</b>	LEASEHOLD \$260,000
<b>Property Type</b>	Business
<b>Property ID</b>	3904

### AGENT DETAILS

Andrew Cronin - 0433 091 971  
Graham Matthews - 0421 904 675

### OFFICE DETAILS

Beecroft  
34 Lamorna Ave Beecroft NSW 2119  
Australia  
1300 512 566



Tourism is strong within the Mildura/Wentworth region. Each year there are more than 300,000 visitors to the junction of Australia's two greatest rivers. The quality of Club and sporting facilities is a reflection of the contribution the tourist makes.

Events: Murray River International Music Festival is an annual event providing a dynamic program of performances in the Mildura region.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any 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.