



Dimboola



2696MF - ONLY MOTEL IN TOWN, A GREAT FREEHOLD OPPORTUNITY WITH 16.5% ROI

- Travellers' destination between Melbourne and Adelaide, off the main Highway.
- 18 comfortable and quiet ground floor rooms – all double brick.
- 3 acres with loads of parking for trucks and buses.
- 4 bedrooms residence with modern kitchen, 2 bathrooms, and separate laundry.
- Beautiful saltwater pool, ideal for the warmer months.
- Games room, guest laundry and workers kitchenette/barbeque area.
- FHGC under \$1m are rare, and don't normally stay on the market too long.
- Well below building cost.
- Freehold Motel.

Dimboola is a quiet wheatbelt service centre located on the Wimmera River at the north-eastern edge of the Little Desert National Park, about halfway between Nhill and the large town of Horsham. Dimboola is surrounded by fields of wheat and cereal crops, as well as some sheep farms. These are industries which have been the lifeblood of the town back to the mid-1800's when the area was originally known as Nine Creeks.

Net profit: \$155,290 for 2018/19

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

Price FREEHOLD \$770,000
Property Type Business
Property ID 4097

AGENT DETAILS

Andrew Cronin - 0433 091 971

OFFICE DETAILS

Beecroft
 34 Lamorna Ave Beecroft NSW 2119
 Australia
 1300 512 566



Property ID: 2696MF (quote when enquiring)

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