



2704ML - CONTEMPORARY BOUTIQUE ACCOMMODATION

- Award winning luxury accommodation in Victoria.
- 4 star Boutique Hotel built in circa 1885.
- 22 beautifully decorated guest rooms with private ensuites.
- Restaurant and two function/conference rooms onsite.
- Centrally located in Bairnsdale, located opposite the Mitchell River.
- Recently underwent an external and internal refurbishment.
- Only 280 kms from Melbourne.
- Bairnsdale is the commercial centre for local wool, dairying, agricultural and timber industries.
- An ideal property that can be run remotely, with management in place.
- Motel Leasehold

Net Profit: \$410,436 for 2019/20

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

Property ID: 2704ML (quote when enquiring)

Location: The gateway to East Gippsland, **Bairnsdale** is a thriving provincial centre of 12,000 people set on the banks of the Mitchell River. It still retains the quiet country pace and fresh air that you don't get in a bigger city and is the ideal base for exploring the vast Gippsland Lakes, Mitchell River and the surrounding forests. Bairnsdale is the commercial and administrative hub of East Gippsland Shire offering history, the arts, culture and retail. The town's rich heritage can be

Price	REDUCED LEASEHOLD \$1,100,000
Property Type	Business
Property ID	4126

AGENT DETAILS

Andrew Cronin - 0433 091 971

OFFICE DETAILS

Beecroft
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found throughout the town, including the rotunda in the centre of town, the spectacular murals and architecture of St Mary's Church, and Bairnsdale Court House. It is the largest town in East Gippsland by both residential population and business size.

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.