



Innisfail



1037CPF - LOCATION, LOCATION AND PLENTY OF CASHFLOW

This Far North Queensland Park is located an hour south of Cairns International Airport, on the southern outskirts of Innisfail along the Bruce Highway. Being out of town and at the crossroads to go to Cape York on the inland road the location provides the true experience of camping and caravanning.

With a generous 3.64 hectares of meticulously maintained grounds and plenty of undeveloped land to add more cabins and/or powered sites.

The Park consists of 33 cabins of various sizes ranging from villas to family cabins and 55 powered sites. The Park also contains a separate cottage ideally suited to a caretaker's residence, for additional income or for use when relief staff are needed.

The Parks major clientele consist of both Corporate and Tourist travellers, with major contracts with Queensland Government departments.

A major feature of the park is its recently installed separate block of 16 cabins with its own camp kitchen to cater for the corporate market. This new block has been designed to have its own private setting away from the rest of the park.

Other major features of this park include:

1. Large fully operational camp kitchen for the remainder of the park providing a popular environment for guests to socialise and enjoy functions such including Sporting Events, etc.
2. The park features an extremely large amenities block with guest laundry facilities and large inground pool.

Price	FREEHOLD \$3,250,000
Property Type	Business
Property ID	4154

AGENT DETAILS

Antonio Curulli - 0488 030 853

OFFICE DETAILS

Beecroft
34 Lamorna Ave Beecroft NSW 2119
Australia
1300 512 566



4. 144 panel / 39kw solar system which has resulted in reducing power costs in half.
5. All laundry is done on site in a fully equipped commercial laundry located to the rear of the main residence.
6. 3 bedroom with alfresco area and ample garage and storage space for a large family.

This Park has all the features to take advantage of the continuing strength in the Nomad marketplace, while also serving the corporate market all year round.

August Moon Caravan Park has a strong annual net profit of \$450,000 plus, providing a family or a couple of families a great family lifestyle and a strong 14% Return on Investment.

Net Profit: \$452,332 estimated for 2021/22 (Based on 10 Months Actuals)

Contact **Antonio Curulli** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 1037CPF (quote when enquiring)

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