



ROADHOUSE, MOTEL AND CARAVAN PARK GENERATING A STRONG INCOME FROM DAY ONE - ID 2722MF

TJ's Roadhouse, The Granites Motel and Caravan Park are offered for sale as a whole on a turnkey basis due to retirement. Two adjacent Freehold and Leasehold Titles with an area of over 5 acres presents the opportunity to acquire this Iconic multi-faceted Business boasting accommodation, major roadhouse and service centre, hospitality and retail, servicing the district and thriving tourism industry located in the township of Tibooburra (the far North/Western corner of NSW, known as the Corner Country Capital).

- Located approx. 335 km North of Broken Hill.
- Roadhouse and general store offering fuel, take away, eat in and licenced restaurant dining.
- Full range of fresh and general groceries, hardware, auto

📏 2.75 ha

Price EXPRESSION OF INTEREST

Property Type Commercial

Land Area 2.75 ha

Office Area 1 m2

Agent Details

David Head - 0438 663 551

Office Details

Beecroft

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2119 Australia

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accessories and camping gear.

- Licenced Post Office, Banking, Centrelink and Medicare Agencies.
- Tourist Information Centre.
- Tyre Sales and Repairs.
- Weekly general freight service to and from Broken Hill.
- Equipped Workshop and Laundromat.
- Well appointed 3 bedroom air conditioned home.
- 10 unit Motel complex with single, double and twin air conditioned rooms.
- Caravan Park with powered and unpowered sites, air conditioned Cabins, amenities building, laundry facilities and camp kitchen.
- Tastefully renovated main home with 4 bedrooms, 2 bathrooms, air conditioned with inground pool.
- Solar Systems installed on both sites.

Tibooburra is the Gateway to so many Australian outback wonders which include Sturt National Park, The famous Cameron's Corner, Milparinka Heritage Centre, The QLD/SA/NSW Dingo Fence, Innamincka, The Burke and Wills Dig Tree, plus many other attractions.

TJ's Roadhouse, the Granites Motel and Caravan Park presents an exciting opportunity to acquire this Iconic Freehold and Leasehold Business.

For Sale on a complete walk-in, walk out basis with significant improvements, all equipment, fixtures and fittings plus SAV, generating a strong income from day one.

Net Profit: \$537,877 for 2021/22

EXPRESSION OF INTEREST

Contact **David Head** from **Tourism Brokers** for further information or to arrange an inspection.

Property ID: 2722MF (quote when enquiring)

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.