



MOTEL - MID-NORTH COAST

Description: Brick & tile guest house on the mid-north coast. 8 letting rooms with room to develop more. Possible 17-18 unit redevelopment site. Stunning water views.

Price: \$0

AAA Rating: 3½ star

Construction: Brick & tile. Colonial design with iron roof. Brick wall partitions, timber floors. High quality presentation in prime hill side position with uninterrupted river and ocean views. Two storey.

Residence: 1 bedroom managers flat with lounge room & bathroom. Share kitchen.

Age: 40 yrs plus.

Clientele: Tourists & passing trade. Limited corp. Property well positioned to attract the travelling market.

Land Area: 1460sqm approx..

Tariffs: Single \$75 - \$90; Double \$75 - \$90; Family \$90 - \$110;

Chain Affiliation: No

Laundry: All hired.

Restaurant: Breakfast only. Walk to restaurant.

Services: Breakfast room Service, air-conditioned, undercover parking.

BBQ area. Walk to beach.

Turnover: \$225,000

Occupancy: 70% plus

Comment: Beautifully presented beachside B&B wit the option to redevelop or extend to double its size. This is a prime ocean from position which will always command strong interest.