



MOTEL - CENTRAL-WEST COUNTRY CENTRE

Description: Central-west country centre. New long term lease. Town centre location. Good mix of trade. Ideal starter property.

AAA Rating: 3 $\frac{1}{2}$ star.

Construction: Single level brick construction with clip-lock roof and soundproofed gyprock wall partitions. Medium sized units. Good 3 $\frac{1}{2}$ star with fresh paint work. Appointments of high standards.

Residence: 3 bedroom with built-ins. Share kitchen, lounge/dining, 2 bathrooms, store room, private yard. Good roomy family residence with tiled roof. Joins reception. Evaporative cooling and split system air-con plus open fire place.

Age: Mid 1970's

Cientelee: Reps, workers, passing trade, some tourist.

Land Area: 3/4 acre

Chain Affiliation: Yes

Lease: New 30yr term. Rent \$45,000p.a.

Laundry: Commercial equipment (new). All line

Price: \$0