



## MOTEL - ADJACENT TO THE WATER

Description: Close to Sydney. Adjacent to the water, short walk to club. B&B motel. Immaculate inspection. Not a cent to spend.

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

Construction: Two level double brick with clip-lock roof, concrete slab foundations, and brick wall partitions. Medium to large rooms. 4x family rooms. Very well furnished. Paintwork as new.

Residence: 5 bedroom all with built-ins, large private yard with deck & BBQ, private kitchen, 2 bathrooms, 2 lounges, double lock-up garage. Very large 2-level residence. Top floor can be closed off and let as 2 units if not required.

Age: 25 - 30yrs

C clientele: Corp trade, workers, tourists, golf groups, water sports, local functions (weddings, birthdays etc)

Land Area: 2390sqm approx.

Chain Affiliation: Yes

Laundry: New commercial washers (2), 1 x dryer

Price: \$0