



For Sale

Location: **NSW**
Asking: **\$700,000**
Type: **Accommodation-Hotels**

FREEHOLD PREMISES + HOTEL BUSINESS + 10 ACCOMODATION ROOMS + 3 SHOPS!

Located 30/40mins* Cowra & Forbes, 1hr* Orange, 4hrs* Sydney

Here is a great opportunity to buy your own successful trading 'pub', and free hold premises, complete with 2 x separate titles, 10x accommodation rooms & 3 x shop fronts / house accommodation, all within the thriving farming area of Gooloogong with one of Australia's largest dairy's just down the road, which collectively employs 400 people. Gooloogong has a primary school, convenience store/fuels services, rural supply store and across the road, the Log cabin hosts annual balls/weddings and has been used for catered functions through the Hotel.

Key Features

- * Freehold building, Circ 1911 trading hotel
- * Substantial building, with large veranda's on the ground and upper level
- * Charming country, main bar with red gum slab tables, pressed tin ceilings, wood fire, multiple open drinks fridges via a large cool room, 6x beers on tap, R/C air conditioned
- * 2 x large formal dinning rooms, ideal for private functions and meals seating, both with open fire places and R/C air conditioning
- * Casual seating area, located just off the main bar, along with a lovely large timber deck, children's playground and large fenced ground
- * Industrial kitchen with a large 8 burner gas oven, deep fryer units, stainless steel benches, large coolroom, commercial dishwasher, large working sink and benches
- * The lower level provides men's & ladies bathrooms
- * Large outdoor parking via King street, covered veranda areas, elevated live music stage area and grassed lawn areas
- * 10 x accommodation rooms are located on the upper level, with a great sized communal living/kitchenette area, with open wood fire. The upper level flows out to the large, wrap around veranda with great views and accommodates private functions
- * 3 x separate shop fronts, facing Main Street/Lachlan Valley Way (3 x separate power meters), the owners current occupy the three shops as home accommodation with a private courtyard. This large area can either be used as a home 'as is' and or individual leased shop fronts.
- * Substantial 105 solar panels fitted as an excellent energy cost saver, included with the sale
- * Staff, Sarah & Peter + a variety of part time staff members (one has worked at the hotel for 15+yrs)
- * Substantial roof area replaced, building is in great condition

Lot 1 /26 DP758462 (2,033M2) RU5 Village zone, Lot 2 DP655538 (1,016m2)

*approx.

FOR SALE \$700,000

INSPECT BY APPOINTMENT

Contact:

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