



For Sale

Location: **VIC**
Asking: **\$6,500,000**
Type: **Accommodation-Other**

Purpose designed and built by industry pioneers - the most recent camp built in Victoria and enjoys almost exclusive use of miles of sand and surf

Freehold Going Concern - Purpose designed and built by industry pioneers and is the most recent camp built in Victoria and enjoys almost exclusive use of miles of sand and surf.

Its unique position opposite a spectacular ocean beach guarantees that as one of the few Victorian camps with a coastal location future bookings growth is assured.

Set up to accommodate two groups at a time or for single-use if required, the camp can accommodate up to 150 clients in en-suite rooms and during the Covid lockdown, the property has undergone a complete update and renovation meaning there is not one cent to spend.

Currently owner-operated, the business shows an extremely healthy operating profit with forward bookings of over \$2 million and growing with plenty of scope to grow the numbers considerably.

Current trade excludes most weekends and school holidays, so there is an opportunity to greatly expand the turnover. Low staffing levels are required, and the compact site is very easily maintained.

Your imagination will be the only limiting factor in expanding this business.

For the operator, there is a very comfortable 3-bedroom family residence on site. The residence has also been updated and renovated including a new gourmet kitchen. The residence is situated in its own private compound with massive 2 car garaging and ample guest or boat storage..

An inspection will reveal a sensational business in an awesome location. Strict confidentiality is required.

Asking \$6,500,000 FHGC

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