



## For Sale

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

### 4 Acres Caravan/Cabin park. Opportunity for an extra 2 acres + Retirement Homes.

At well over 4 acres, this is the largest land acquisition for sale in Lakes Entrance accommodation industry.

Your investment is very safe with the land value alone, in a prime location in the heart of Lakes Entrance.

Currently approx 105 sites. Many of these sites can be converted to cabins, to bring in even more revenue.

The Vendor recently acquired another 2 acres, (TOTAL OVER 6 ACRES) and plans are in the system for a further 32 sites on this extra, large parcel of land.

This is an opportunity for this section of the park, to be a Retirement Housing area, which is in huge demand.

The extra 2 acres is available for \$1.5 million on Vendors terms. 10% deposit at 6% interest for 5 years. (This is very cheap Vendor finance)

Currently running as a very profitable business.

A further investment could yield another \$500,000 to the bottom line, a possibility of future NET earnings of over 1 million P/A.

Great further opportunity that is ready for expansion and development, a valuable asset moving forward into the future.

Keep the current business model and further develop for both low cost housing for retirees, or can be a huge site for a Manufactured Home Estate,

On the Main Highway, Lakes Entrance is between Melbourne and Sydney and is a popular stop-over for international travellers, families and retirees.

Koonwarra Family Holiday Park is the largest caravan/cabin park in the Lakes Entrance Riviera region.

Extensive information is available to interested parties and a informative inspection is welcomed to serious purchasers.

Bank finance available to approved purchasers. We will work with you getting the deal done. !

Due diligence is welcomed and all information must be substantiated by the Purchasers in all areas BEFORE an offer is submitted.

As the park is run under management, any inspection must be pre-arranged.

For more information call Michael on - 0400 645 133. NOW !! or " SUBMIT AN ENQUIRY "

### Contact:

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