



For Sale

Location: **VIC**
Asking: **\$2,000,000**
Type: **Accommodation-Other**

Freehold & Business

This acclaimed, successful business has excellent income in a growth industry and is an Accredited Australian Tourism business.

Sleeping 92 in 14 rooms, and up to 160 with camping options, this immaculate facility is situated on 77 acres of Aussie bush in one of Victoria's most visited and iconic tourist regions.

The customer base covers a variety of interest areas and is unlimited in its scope. Conventions, weddings, reunions, celebrations, school adventure camps, environmental and research trips, art excursions, cultural stays and family holidays are examples of why many come.

Surrounded by large towns yet with idyllic seclusion and serenity, this complex is in an area with great geological and historical interest.

The business is central to South Australia, the Great Southwest Coast, as well as northern Victoria and Melbourne.

Facilities include:

- * in-ground solar-heated pool,
- * a multitude of group initiatives, cultural and adventure activities,
- * commercial kitchen and dining room,
- * large 80 X 30 recreation hall with fully equipped camp kitchen,
- * comfortable 3-bedroom owners' residence with attached self-contained flat or managers' residence.
- * productive permaculture garden producing food for catering and management of kitchen waste.
- * a river runs through the property with river flats, wetlands, heathlands, bush and grasslands.
- * bush and mountain vistas for weddings ceremonies, marquees and wedding photos.
- * onsite hiking and mountain biking trails, plus access to a recently completed major tourist trail
- * access to nearby canoeing, kayaking, abseiling and rock climbing facilities.
- * cultural tours of indigenous rock art sites, sacred sites and other cultural sites led by a dedicated local Elder.

There is nothing to spend on this growing business.

Asking \$ 2,000,000

Contact:

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Full confidentiality is required.

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