



## For Sale

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

### Accommodation, Educational & Conference Facility

Freehold going concern

Purpose-designed and built by industry pioneers, it 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 160 clients in en-suite rooms. The property has undergone a complete update and renovation, meaning there is no further expense required.

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

The current trade excludes most weekends and school holidays, which allows for expanding 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 private compound with a massive 2-car garage plus ample guest parking or boat storage.

An inspection will reveal a sensational business in an awesome location.

Strict confidentiality is required.

Asking \$6,500,000 FHGC

Contact:

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