



For Sale

Location: **VIC**
Asking: **\$1,200,000**
Type: **Accommodation-Other**

Caravan Park with Huge Growth Potential

An exceptional opportunity to acquire an accommodation property with plenty of potential upside in regional Victoria. Located within 20 minutes of Benalla and Wangaratta and in the heart of Ned Kelly country near Glenrowan, the property enjoys a quiet rural setting with established gardens and directly borders the Winton Wetlands, the largest wetland restoration project in the Southern Hemisphere.

There is a range of accommodation options including 30 powered caravan sites, 4 permanent cabins, a large amenities block with modern male and female showers, toilets, and disabled access facilities, and offers a range of infrastructure including a substantial on-site sewerage system, 225,000 litres of rainwater storage, and a licensed water extraction system with the capacity to pump 8.4 megalitres from the wetlands.

There is plenty of park-like vacant land on site to add more sites and accommodation. The property is equipped with three-phase power and has recently added 20 kW of solar panels, which significantly reduces power costs. There are also several storage and machinery buildings, gas storage tanks, and other essential services.

The main residence is a comfortable 3-bedroom Victorian-style timber home with three separate living areas, a modern kitchen, two bathrooms, and features a veranda and deck area providing views out onto the Winton Wetlands.

There is significant demand for long-term and seasonal rentals with key industries including agriculture and tourism in nearby areas such as Glenrowan and King Valley are struggling to find adequate housing for workers, presenting a unique opportunity for the buyer to expand and diversify the accommodation options on-site, and this is where we see the growth at this location.

Asking \$1,200,000 for the Freehold Going Concern, and inspections are to be strictly by appointment.

In the first instance, contact Brett Bowden 0417 005 755 for further information.

Contact:

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