



For Sale

Location: **VIC**
Asking: **\$3,250,000**
Type: **Accommodation-Other**

SCHOOL CAMP, GROUP ACCOMMODATION, RETREAT

This immaculate, character property is situated on 22 acres and has 19 guest rooms accommodating 114 people. The business is accredited with the Australian Camping Association and ATAP/ATIC.

Situated in a semi-rural area, it has about 30% of natural bush and all within 1 hour of the Melbourne CBD.

Bunks are provided in all cabins, and the number of beds per room varies as per the room size. All rooms are heated.

Camp leaders have four recently renovated ensuite guest rooms plus a leader's lounge, complete with TV, heater, fridge.

Opposite the leader lounge is a new and tastefully renovated B&B with a separate entry.

There is an upstairs conference room with seating for 50 people. Facilities in this room include TV/DVD, whiteboard, air conditioning/ heating and bathroom.

The dining room and commercial kitchen areas are located at ground level and features reverse-cycle heating/air conditioning, as well as fans.

On-site adventure-based activities include

- * 150m Flying Fox
- * Giant Swing
- * Indoor Archery
- * Traditional Bush Hut Building and Bush Survival Skills
- * Damper Cooking
- * Evening Campfire
- * Bushwalking

Contact:

Brett Bowden
0417 005 755 or [03 9395 6800](tel:0393956800)

aubizbuysell.com.au/130439

Business Brokers Network
Australia
Broker Ref: 24879



* Low Ropes Course

* Orienteering

* Recreation Games Room (12 X 16m)

* X2 Inground Trampolines, fully fenced

* Beach Volleyball

* Reptile Education Area

* Farmyard and animal feeding

* Initiative Activities/Team Building Activities

* Sensory and Nature Trails

* Adventure Playground

* Optional Extras Evening activities and excursions

The large owner-manager's residence has 4 bedrooms, 2 living areas, and 3 bathrooms, plus its own separate, fenced yard.

ASKING \$3,250,000 for the Freehold Going Concern

Contact Brett Bowden for further details.