



For Sale

Location: **VIC**
Asking: **\$268,000**
Type: **Accommodation-Hotels**

The Best Hotel Motel on the market.

Huge opportunity for an experienced Hotel operator in this magnificent looking Hotel - Motel business.

The income from the beautifully presented 6 Motel units covers the rent for all of this Hotel business.

The building offers a Managers residence for their comfort, and easy access to work with ZERO travel time.

A Drive-Through bottle shop adds another stream of income.

This amazing looking Hotel is licensed for a 200 seating capacity, with a great looking bar in the centre of the room for great customer service.

The opportunity with an experienced operator can take this business from \$ 1,000,000 takings to a much higher turnover, in a very short time.

The business is currently under FULL management and leaves a lot to be desired for its true potential.

As the current Vendor has operated/owned this business for over 20 years, it is now time to retire.

A new, fresh set of eyes and ideas from a younger, experienced operators will realize the true potential, and be a great investment.

Winchelsea has very friendly locals and invites visitors to explore its rich heritage, from the grand Barwon Park Mansion to the tranquil banks of the Barwon River.

As a new Vendor you will discover its vibrant community, scenic surrounds, and warm country hospitality.

Only 90 minutes from Melbourne, Winchelsea is a picturesque gateway to the Otway Hinterlands and Western District.

Located on the banks of the Barwon River, Winchelsea is steeped in history and surrounded by fertile farmland and historic buildings.

This is a beautiful place to live and manage a business that will provide a fulfilling lifestyle.

As the Vendor is not on-site, he has asked that potential purchasers do NOT walk in without a properly organized inspection.

We believe this opportunity is only suitable for EXPERIENCED OPERATORS, and due diligence must be done in full to substantiate all details before an offer is submitted.

Exceptionally priced and asking price is NOT NEGOTIABLE !

Quote BSV 0987 and call Michael NOW OR SUBMIT AN ENQUIRY

Contact:

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