

For Sale

Location: **VIC**
Asking: **\$6,900,000**
Type: **Accommodation-Other / Retail Other**

CARAVAN PARK - General Store, Fuel - GROUP ACCOMMODATION - RESORT - Complete Off-Grid Town

A truly unique opportunity has emerged to acquire the only privately owned, fully operational Victorian town in one of

Victoria's most spectacular and secluded wilderness regions.

It is one of the few places in Australia where a single owner can own and operate an entire township.

Currently owned by a not-for-profit organisation, it is poised to become a major tourist destination.

For over half a century, this destination has operated as a leading outdoor-education, group-accommodation, and community-development village.

It has its own infrastructure and facilities and is fully off-grid, giving it true eco-credentials.

WHO THIS OPPORTUNITY WILL APPEAL TO

This rare asset is ideally suited for organisations or individuals with long-term vision, strong community alignment, or strategic investment objectives, including:

Schools & Education Providers:

Caravan Park and Resort operators:

Not-for-Profit Organisations & Charities:

Faith-Based and Cultural Groups:

Contact:

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

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Business Brokers Network
Australia
Broker Ref: 25578



Community Organisations & Member-Based Groups:

Impact Investors & Social Infrastructure Funds:

Private Operators & Outdoor Education Specialists:

Visionary Owners Seeking a Legacy Asset:

KEY HIGHLIGHTS

- * Located approx. 3 hours' drive from Melbourne CBD.
- * Riverfrontage.
- * Completely off-grid and totally self-sufficient.
- * Significant freehold landholding.
- * Multiple accommodation buildings & program facilities that can cater for 300 or more persons.
- * 34-site caravan park, general store and fuel.
- * Longstanding community impact and repeat demand.
- * Exclusive natural setting with complete infrastructure.
- * Suitable for school camps, retreats, large groups & multi-day programs.

Significant freehold landholding in a pristine natural environment

Multiple accommodation buildings, program facilities, and village infrastructure

Suitable for groups of all sizes (schools, camps, retreats, and large community programs)

Totally off-grid, onsite power, water, amenities, program infrastructure

Strong heritage, deep social impact footprint, and longstanding brand reputation

A complete ecosystem for education, retreats, and community benefit

Potential for expansion, redevelopment, or strategic repositioning

CONFIDENTIAL RELEASE AND QUALIFICATION

Given the scale and sensitivity of this offering, full details will be shared only with parties who:

1. Sign a confidentiality agreement

2. Provide a summary of organisational background

This is a one-of-a-kind opportunity: the only privately owned town in Victoria. Once sold, it is unlikely to appear again in a generation.

NEXT STEPS

For confidential access to the Information Memorandum and further briefing, please contact:

Brett Bowden 0417 005 755 or brett@absales.com.au