



For Sale

Location: **NSW**
Asking: **\$3,300,000**
Type: **Accommodation-Other**

Caravan Park (Freehold) on the Fraser Coast

Freehold Caravan Park on 3 ½ -acre (1.41 hectares) Property with room for expansion

Great investment for the future

If you are looking for a Caravan Park that is 200 meters from the Great Sandy Strait

Located between the main road into Maaroom and a National Park.

If you like Fishing, Boating and crabbing.

This Caravan Park is a gem waiting to be polished

The Park is just 21km to Maryborough or 16 Minutes

48 sites including 50 % plus permanent residences + camping areas

The Park has been operated by the current owner for 14 years and the financials show continued growth in revenue

(financials are available on inspection) An inspection will not disappoint

Owners 2-bedroom residence adjoining the office and General Store

All electrical and Plumbing has been up graded and under ground while the park grounds remain well maintained (even the local kangaroos approve)

Fuel Pump on site for boaties and locals

200 Metres to boat ramp looking out at the Sandy Straights

Well-equipped Camp Oven, overlooking Swimming Pool

Property has its own Water

Male toilets 2 shower, female toilets 3 shower 2. Laundry facilities

Operated by the Owner, however, this park would truly suit a partnership or family

The whole park gives a warm presentness for both locals and holiday makers

There are no shops in Maaroom except in the caravan park. So this is an area for growth

Contact:

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aubizbuysell.com.au/132798

Business Brokers Network
Australia
Broker Ref: 25830



He has the only fuel pump which holds 5000 litres petrol

Expanded Fuel delivery is also a possibility for growth

School bus goes to Maryborough daily

Has an ATM on site

Telstra public phone

Maaroom is a seaside community about 20 km south of Maryborough and roughly 50 km from Hervey Bay. It sits on the edge of the Great Sandy Strait, directly facing K'gari (Fraser Island), giving it calm waters, mangroves, and wide tidal flats. The area is known for its laidback lifestyle, natural beauty, and strong connection to boating and fishing.

The suburb has a mix of permanent residents and holidaymakers, creating a quiet, friendly atmosphere ideal for people seeking tranquillity rather than tourist crowds.

Things to Do

For Boating & Fishing Maaroom has an allweather boat ramp with tidal access, making it a popular launch point for exploring the Strait's creeks and estuaries. Fish species commonly caught include bream, salmon, grunter and crabs.

Foreshore & Picnic Area There's a small sandy foreshore near the caravan park with a playground and sheltered gazebo, perfect for picnics or a quiet stroll. Swimming isn't recommended because the area isn't patrolled and has tidal flats.

Nature & Wildlife The region is rich in birdlife, mangrove ecosystems, and calm waterways. Nearby, the Tuan State Forest offers camping and nature exploration about 20 minutes away.