



For Sale

Location: **QLD**
Asking: **\$3.75M (Neg)**
Type: **Accommodation-Motels**

Award Winning Freehold Motel (Managed) - BG

This 4 star award winning modern Freehold Motel (fully managed) was constructed in 2014 so it is still in superb condition. Located some 350km west of Brisbane, local industry consists of agriculture and mining predominantly. With this regional town having some historical significance, it is actually well presented and boasts excellent amenities, including shops, medical facilities and a library. The motel itself is ideally situated within walking distance from the CBD and is consistently busy with tourists, regional workers as well as corporate guests. Comprising 24 sound-proofed rooms, they are appointed with tea and coffee-making facilities, a microwave, fridge, Foxtel, WiFi, queen-size beds and a private balcony or terrace so guests can unwind. There is a modern commercial kitchen with a walk-in cold room, a separate dining room / conference area for up to 30 people plus a guest lounge bar. Also included is a 3 x bedroom, 2 x bathroom Owners residence (onsite) with a large open-plan living and dining area. Additionally, there is a guest laundry with a commercial pay-as-you-use washing machine and two dryers not to mention a centralised (reticulated) gas hot water system. The buildings and landscaped grounds are low maintenance making this suitable for a couple or family wanting to get away from the hustle and bustle. This freehold is an excellent investment for those wanting the security that only an established freehold accommodation business provides.

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