



## MOTEL - MID COAST

Description: This has it all. Adjacent to the mid-coast blue water plus next door to the club. B&B only. Strong growth area both in tourist numbers and residential growth.

AAA Rating: 3&frac12; star.

Construction: Brick and tile. All single level. Concrete slab foundations with brick wall partitions. Good medium sized units. Excellent appointments with new paint work.

Residence: 2 bedroom, main has built-in wardrobe. Private kitchen, lounge, dining, large private yard. Well kept residence - joins reception, stunning water views.

Age: 1980 - 1981

Clientele: Tourist, local travelers, limited business trade.

Land Area: 2150sqm.

Tariffs: Standard \$85 - \$120; Delux \$95 - \$130; Extra Person \$15

Chain Affiliation: No

Laundry: Heavy duty machines. All linen hired except hand towels, washers and bath mats.

Restaurant: Club next door

Services: Room service, breakfast, large covered BBQ, in-ground pool, DD phones, fire rated.

Turnover: \$170,000 06/07

Comment: very tidy single level motel with uninterrupted water views. Close to main surfing beach. Lots of room for income improvement. Big improver. Fabulous real estate.

**Price:** \$0