



## 2490ML - OWNERS SAY SELL! A GOLDEN OPPORTUNITY FOR YOU!

- 19 made over and ample rooms.
- A very fair rent on a long lease of 20 years.
- A conference and breakfast room for coaches.

Wedderburn is under two hours from Melbourne, enticing weekend travellers looking for that next "Hand of Faith". Still a popular locale to immerse yourself in 19<sup>th</sup> century Australiana.

For a quiet country town, one offering a lot of lifestyle lure, the motel is far from a shabby performer, with sales well over \$352,000. THAT'S JUST ON \$19,000 PER ROOM PER YEAR.

Now selling on a 60% return!

Net profit \$131,224 for 2018/19

Price	SOLD
Property Type	Business

### Agent Details

Reg Partington - 0407 412 479  
Annette Adams - 0405 534 737

### Office Details

Beecroft  
34 Lamorna Ave Beecroft NSW  
2119 Australia  
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TOURISM  BROKERS

Contact **Reg Partington** and **Annette Adams** from **Tourism Brokers**

for further information or to arrange an inspection.

**Property ID: 2490ML (quote when enquiring)**

Location: Wedderburn's thriving little community offers the visitor a travel experience with a difference and only 225km from Melbourne. Using Wedderburn as a base, you will find friendly country pubs, boutique wineries, areas of historical and cultural significance, fishing and bird watching all within easy reach.

For those tired of travelling or perhaps looking for a change, Wedderburn offers a relaxed country lifestyle at affordable prices. The town has an excellent range of services including kindergarten, primary and secondary college, doctor, senior citizens, sporting clubs, interest groups and a shopping centre to supply a wide range of goods and services. Whether you're looking for a holiday destination or a lifestyle change, Wedderburn can offer you everything you are seeking.

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