



Lakes Entrance

## ULTIMATE RARE DEVELOPMENT OPPORTUNITY

Exclusive to Australian National Real Estate, is the opportunity to invest in a 40-room freehold going concern motel situated on an expansive land of 7,400 sqm (approx.) sitting high on the hill with panoramic ocean views!

- The property is located next to a hotel and adjacent to the Lakes Entrance visitor's lookout
- Potential to operate the vacant land as a caravan park business, expand or develop (STCA)
- Uncapped Future Potential: Options are endless for the future with significant holding income, and various options available due to General Residential Schedule 1 (GRZ1)
- Investors looking for long-term gains may consider land banking
- The property is spread across approx. 7,400 square meters of land, offering exciting development possibilities (STCA).

This is an opportunity for the astute buyer to capitalise on this already extremely profitable motel and take it to the next level for further growth. Opportunities for a quality freehold motel like this are rare and will not last.

An inspection of this substantial motel will impress. Property inspections are strictly by Appointment only.

\*PLEASE NOTE: Open for Inspection Times and Property Availability are subject to change or cancellation without notice. Please refer to the listed inspection times. If no inspection time is available or you are not able to make the listed times please select Book an Inspection Time or Contact Agent and register your interest. We highly recommend registering for an inspection you are going to attend to avoid disappointment for

60 7,400 m2

**Price** EXPRESSIONS OF INTEREST (EOI)

**Property Type** Residential

**Property ID** 4139

**Land Area** 7,400 m2

### Agent Details

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cancellations. If you are registered to attend an inspection you will be notified via SMS if the inspection is cancelled.\* Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

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