

Sold



113 - 115 Wingewarra St, Dubbo

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## SOLID LEASEHOLD MOTEL INVESTMENT -LOCATED IN THE PICTURE-PERFECT REGIONAL CITY DUBBO, NSW 2830

SOLD BY LAS WIDANAGE - 0429 115 115

FOR SALE: LEASEHOLD - BLUE DIAMOND MOTOR INN, DUBBO NSW 2830

**SALE TYPE:** Leasehold Sale (Business) - Exceptional Leasehold Opportunity

This Leasehold sale is available on a walk-in/walk-out basis.

On offer is an exceptional investment opportunity to acquire the leasehold interest in the highly regarded Blue Diamond Motor Inn in the heart of Dubbo's vibrant Central Business District. This well-established, family-owned motel has earned a stellar reputation for delivering a perfect blend of comfort, convenience, and a welcoming atmosphere. Offering a quiet and peaceful retreat, the property provides top-quality accommodation in a prime location, conveniently positioned off the highways yet right in the centre of Dubbo City.

**Property Video:** <https://www.youtube.com/watch?v=T3Nc6GgdIkK>

**Website:** <https://www.bluediamondmotorinn.com/>

**Manager's Residence:**

- 3 spacious bedrooms with built-in wardrobes
- Open-plan lounge and dining area with private bathroom and toilet

30 2,200 m2

Price	SOLD
Property Type	Commercial
Property ID	4154
Land Area	2,200 m2
Office Area	2,200 m2

### Agent Details

Las Widanage - 0429 115 115  
Alexandra Visic - 0403 918 507

### Office Details

Australian National Real Estate  
207 Warrigal Rd Hughesdale VIC  
3166 Australia  
03 9570 2585



- Fully equipped kitchen exclusive to the residence
- Private yard for personal use
- Secure lock-up single garage

#### Accommodation:

- **Standard Queen Rooms:** 8 rooms
- **Executive Queen Rooms:** 4 rooms
- **Deluxe King Rooms:** 2 rooms
- **Twin Rooms (Queen & Single):** 7 rooms
- **Family Rooms (Standard & 2 Bedroom):** 4 rooms
- **Total: 25 Rooms**

#### Property Features & Facilities:

- **Condition of Building:** Solid brick construction in excellent condition
- **Climate Control:** Fully air-conditioned throughout the property
- **In-Room Facilities:** Microwave, toaster, tea & coffee making facilities in all rooms
- **Parking:** Ample free onsite parking for guests
- **Recreational Facilities:** Saltwater pool and gazebo at the rear of the property
- **Wi-Fi:** Complimentary Wi-Fi available across all rooms
- **Kitchen:** Semi-commercial kitchen for guest services

This two-storey brick building, meticulously maintained and in outstanding condition, includes 25 beautifully appointed rooms across a range of configurations, as well as a private manager's residence that ensures the ideal work-life balance. The property is situated on a large 2,200 sqm block, offering ample space for guests and operational efficiencies.

#### Location Highlights:

- **Dubbo RSL Club & City Bowls Club:** Only a 5-minute walk, offering a range of dining, entertainment, and social options for guests.
- **Dubbo Main Street & Train Station:** A 10-minute walk to the vibrant heart of Dubbo, with shops, restaurants, and transport links easily accessible.
- **Taronga Western Plains Zoo:** Renowned attraction, just a 15-minute drive away, featuring diverse wildlife and interactive exhibits for families and tourists.
- **Charles Sturt University Dubbo Campus:** Only a 5-minute drive, supporting a thriving community atmosphere and a steady flow of visitors to the region.

#### An outstanding opportunity for the savvy investor or self-operator

The Blue Diamond Motor Inn presents an exceptional leasehold opportunity for an owner/operator seeking to enter the motel industry or expand their portfolio. With solid financials, a strategic location, and well-maintained facilities, this is a truly unique offering.

#### Contact Details:

To arrange an inspection or to discuss this outstanding opportunity in more detail, please contact Las Widanage or Alexandra Visic. We are happy to respond to all enquiries within 24 hours.

**Note:** Property inspections are by appointment only.

Australian National Real Estate may require full contact details, including

phone number, to provide further information about the property.

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>

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*