

Sold

# Macquarie Valley Motor Inn



3 Coonamble Rd, Warren

AUSTRALIAN NATIONAL  
REAL ESTATE



## Leasehold Sale | Macquarie Valley Motor Inn

Exclusive Investment Opportunity: Leasehold Sale of The Macquarie Valley Motor Inn - Warren, NSW

Offered by Australian National Real Estate

We are pleased to present a prime leasehold investment opportunity at *The Macquarie Valley Motor Inn*, strategically located in the vibrant heart of Warren, NSW. Warren is a charming and bustling regional town situated on the picturesque banks of the Macquarie River, approximately 120 km northwest of Dubbo. Known for its thriving community and central location, this property offers a fantastic investment with excellent growth potential.

### Property Overview:

- **Website:** <https://www.macquarievalleymotorinn.com.au>
- **Property Video:** <https://www.youtube.com/watch?v=1FgWkjxFnPY>
- **Location:** Situated along the busy Oxley Highway, adjacent to the local hospital and just 500 meters (a 5-minute walk) from Warren's town centre. This high-traffic location ensures excellent visibility and a steady stream of passing trade.

### Property Highlights:

- 15 well-appointed guest rooms plus a spacious 2-bedroom

 25  4,300m<sup>2</sup>

Price	SOLD
Property Type	Commercial
Property ID	4155
Land Area	4,300 m <sup>2</sup>
Office Area	4,300 m <sup>2</sup>

### 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  
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manager's residence, perfect for accommodation and long-term stays.

- **Large land area** of approximately 4,300 sqm, offering room for expansion or development.
- **Ground-floor motel units** that provide convenient guest access and efficient operational flow for management.
- **Proximity to key attractions and amenities:** A mere 5-minute walk from the Far West Academy of Sport, Victoria Park Oval, the Multi-Purpose Health Centre, and the local Hospital. The renowned Window on the Wetlands Centre and Warren Visitor Information Centre are also just across the road.
- **Prime highway location** on the Oxley Highway, ensuring maximum exposure and easy access for both passing travellers and business clientele.
- **Proven performance** with stable, year-on-year returns for the past three years, demonstrating the motel's robust earning potential.
- **A diverse clientele:** Catering to general travellers, international tourists, road workers, and seasonal workers in the area.
- **Stable, year-on-year returns** with a proven track record of profitability over the past three years.

#### Investment Potential:

- **Prime Location:** High exposure on a busy highway, with strong local and tourist traffic.
- **Currently under professional management**, allowing for a seamless transition to new owners or operators.
- **Steady and consistent income** – Ideal for savvy investors or owner-operators looking to capitalize on a profitable, high-demand regional property.
- **Opportunity for growth:** With increasing tourism and local development, this location is poised for further revenue potential, making it an excellent addition to any investment portfolio.
- **Future Potential:** With its expansive block and prime location, this property offers further opportunities for growth and expansion
- **Well-Maintained Property:** Spacious rooms and a well-kept manager's residence enhance the appeal for both operators and guests.

#### Perfect for:

- **Savvy investors** seeking a well-positioned, cash-flowing asset with room for growth.
- **Owner / Operators** are eager to take advantage of a prime location in regional tourism and hospitality.
- **Those looking to enter or expand** their portfolio in the thriving regional accommodation sector.

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**SALE TYPE: LEASEHOLD SALE (BUSINESS) OF THE MACQUARIE VALLEY MOTOR INN**

#### Brand-New 30-Year Leasehold Opportunity

- **Turnover:** \$515,138.00 (GST Excl.) for the 2023/2024 financial year

- **Current Year Turnover:** \$444,913.00 (GST Inc.) for 7 months of trading (01 July 2024 - 28 February 2025)
- **Current Occupancy:** 84.87%
- **Financials Available:** FY2022, FY2023, FY2024
- **Initial Lease Term:** 5 years from settlement
- **Lease Options:** 6 x 5-year terms (New 30-year lease from settlement)

#### Expression of Interest (EOI):

Motivated Seller

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For further details, don't hesitate to get in touch with us by phone or email.

Alternatively, you can reach **Las Widanage at 0429 115 115** or **Alexandra Visic at 0403 918 507** to arrange an inspection or discuss the many advantages this property has to offer.

- **For all inquiries, we respond within 24 hours.**
- **Property inspections are 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 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 enquiries to verify the information contained in this document. Purchasers should make their enquiries and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

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