

400. That's an error.

Your client has issued a malformed or illegal request. That's all we know.

```
/* general interface icons */
/*
https://cdn.icomoon.io/3613'
*/ @font-face { font-family:
'aro-icon-general'; src:
url("https://cdn.icomoon.io/3613/icon-general.eot?kvhpii");
src:
url("https://cdn.icomoon.io/3613/icon-general.eot?kvhpii#efix");
format('embedded-opentype'),
url("https://cdn.icomoon.io/3613/icon-general.woff2?kvhpii");
format('woff2'),
url("https://cdn.icomoon.io/3613/icon-general.ttf?kvhpii");
format('truetype'),
url("https://cdn.icomoon.io/3613/icon-general.woff?kvhpii");
format('woff'),
url("https://cdn.icomoon.io/3613/icon-general.svg?kvhpii#aro-icon-general");
format('svg'); font-weight:
normal; font-style: normal;
font-display: block; }
[class^="icon-general-"],
[class=" icon-general-"] { /*
use !important to prevent
issues with browser
extensions that change
fonts */ font-family: 'aro-
icon-general' !important;
speak: never; font-style:
normal; font-weight: normal;
font-variant: normal; text-
transform: none; line-height:
1; /* Enable Ligatures
===== */
letter-spacing: 0; -webkit-
font-feature-settings: "liga";
-moz-font-feature-settings:
"liga=1"; -moz-font-feature-
settings: "liga"; -ms-font-
feature-settings: "liga" 1;
font-feature-settings: "liga";
-webkit-font-variant-
ligatures: discretionary-
ligatures; font-variant-
ligatures: discretionary-
ligatures; /* Better Font
Rendering =====
*/ -webkit-font-smoothing:
antialiased; -moz-osx-font-
smoothing: grayscale; }
.icon-general-arrow-down-
slim:before { content:
"\e93b"; } .icon-general-
arrow-up-slim:before {
content: "\e93c"; } .icon-
general-arrow-right-
slim:before { content:
"\e93d"; } .icon-general-
arrow-left-slim:before {
content: "\e93e"; } .icon-
general-ofi-contact:before {
content: "\e91a"; } .icon-
general-cross:before {
content: "\e918"; } .icon-
general-cancel:before {
content: "\e918"; } .icon-
general-graph:before {
content: "\e919"; } .icon-
general-chart:before {
content: "\e919"; } .icon-
```

```
general-statistics:before {
content: "\e919"; } .icon-
general-ofi-stats:before {
content: "\e919"; } .icon-
general-ofi-attendees:before
{ content: "\e915"; } .icon-
general-ofi-price:before {
content: "\e916"; } .icon-
general-ofi-interest:before {
content: "\e917"; } .icon-
general-menu:before {
content: "\e914"; } .icon-
general-chevron-thin-
up:before { content: "\e615";
} .icon-general-chevron-
thin-right:before { content:
"\e616"; } .icon-general-
chevron-thin-left:before {
content: "\e617"; } .icon-
general-chevron-thin-
down:before { content:
"\e618"; } .icon-general-
pass:before { content:
"\e608"; } .icon-general-
password:before { content:
"\e608"; } .icon-general-
gallery:before { content:
"\e605"; } .icon-general-
delete:before { content:
"\e604"; } .icon-general-
reset:before { content:
"\e604"; } .icon-general-
contact-skype:before {
content: "\e601"; } .icon-
general-contact-address-
res:before { content:
"\e602"; } .icon-general-
verified-full:before { content:
"\e939"; color: #5f6368; }
.icon-general-verified:before
{ content: "\e93a"; color:
#5f6368; } .icon-general-
testimonial-source-google
.path1:before { content:
"\e930"; color: rgb(251,
192, 45); } .icon-general-
testimonial-source-google
.path2:before { content:
"\e931"; margin-left: -1em;
color: rgb(229, 57, 53); }
.icon-general-testimonial-
source-google .path3:before
{ content: "\e932"; margin-
left: -1em; color: rgb(76,
175, 80); } .icon-general-
testimonial-source-google
.path4:before { content:
"\e933"; margin-left: -1em;
color: rgb(21, 101, 192); }
.icon-general-testimonial-
source-facebook
.path1:before { content:
"\e934"; color: rgb(3, 155,
229); } .icon-general-
testimonial-source-facebook
.path2:before { content:
"\e935"; margin-left: -1em;
color: rgb(255, 255, 255); }
.icon-general-testimonial-
source-rea .path1:before {
content: "\e936"; color:
rgb(228, 0, 43); } .icon-
general-testimonial-source-
rea .path2:before { content:
"\e937"; margin-left: -1em;
color: rgb(255, 255, 255); }
.icon-general-testimonial-
source-rma:before {
content: "\e938"; } .icon-
general-quote-right-
outline:before { content:
"\e929"; } .icon-general-
quote-left-outline:before {
content: "\e92a"; } .icon-
general-land-area:before {
content: "\e925"; } .icon-
general-search-
outline:before { content:
"\e92b"; } .icon-general-
round-up-outline:before {
content: "\e927"; } .icon-
```

general-round-down-  
outline:before { content:  
"e928"; } .icon-general-  
linkedin-outline:before {  
content: "e926"; } .icon-  
general-map-outline:before  
{ content: "e91e"; } .icon-  
general-youtube-  
outline:before { content:  
"e91f"; } .icon-general-  
instagram-outline:before {  
content: "e920"; } .icon-  
general-facebook-  
outline:before { content:  
"e921"; } .icon-general-  
email-outline:before {  
content: "e922"; } .icon-  
general-phone-  
outline:before { content:  
"e923"; } .icon-general-  
mobile-outline:before {  
content: "e924"; } .icon-  
general-logo-one-  
form:before { content:  
"e61e"; } .icon-general-  
one-form:before { content:  
"e61e"; } .icon-general-  
logo-outlook:before {  
content: "e61b"; } .icon-  
general-aro-logo:before {  
content: "e60e"; } .icon-  
general-server:before {  
content: "e907"; } .icon-  
general-logo-google:before  
{ content: "e61c"; } .icon-  
general-view-table:before {  
content: "e611"; } .icon-  
general-arrow-line-  
right:before { content:  
"e92c"; } .icon-general-  
arrow-line-left:before {  
content: "e92d"; } .icon-  
general-arrow-line-  
up:before { content: "e92e";  
} .icon-general-arrow-line-  
down:before { content:  
"e92f"; } .icon-general-file-  
pdf:before { content:  
"e91b"; } .icon-general-  
coin-dollar:before { content:  
"e912"; } .icon-general-  
smile:before { content:  
"e911"; } .icon-general-  
tv:before { content: "e90a";  
} .icon-general-  
television:before { content:  
"e90a"; } .icon-general-  
photo:before { content:  
"e903"; } .icon-general-eye-  
blocked:before { content:  
"e901"; } .icon-general-eye-  
invisible:before { content:  
"e901"; } .icon-general-  
eye:before { content:  
"e902"; } .icon-general-eye-  
visible:before { content:  
"e902"; } .icon-general-  
loading2:before { content:  
"e60f"; } .icon-general-  
quote-right2:before {  
content: "e60a"; } .icon-  
general-quote-left2:before {  
content: "e60b"; } .icon-  
general-view-tablet:before {  
content: "e91d"; } .icon-  
general-chair:before {  
content: "e90b"; } .icon-  
general-colour-  
palette:before { content:  
"e908"; } .icon-general-  
minus2:before { content:  
"e619"; } .icon-general-  
cross2:before { content:  
"e61a"; } .icon-general-  
submitted:before { content:  
"e622"; } .icon-general-  
ticked:before { content:  
"e622"; } .icon-general-  
contact-sms:before {  
content: "e60d"; } .icon-  
general-camera:before {

content: "\e61f"; } .icon-general-virtual-tour:before { content: "\e61f"; } .icon-general-stack:before { content: "\e90e"; } .icon-general-floorplan:before { content: "\e90e"; } .icon-general-floor-area:before { content: "\e90e"; } .icon-general-stack2:before { content: "\e90f"; } .icon-general-auction:before { content: "\e60c"; } .icon-general-share:before { content: "\e600"; } .icon-general-loading:before { content: "\f021"; } .icon-general-calculator:before { content: "\e612"; } .icon-general-agent:before { content: "\e606"; } .icon-general-notification:before { content: "\e91c"; } .icon-general-bell:before { content: "\e91c"; } .icon-general-group1:before { content: "\e913"; } .icon-general-users1:before { content: "\e913"; } .icon-general-sleeps:before { content: "\e913"; } .icon-general-code:before { content: "\e910"; } .icon-general-html:before { content: "\e910"; } .icon-general-embed:before { content: "\e910"; } .icon-general-map-pin:before { content: "\e90d"; } .icon-general-street-view:before { content: "\e90c"; } .icon-general-streetview:before { content: "\e90c"; } .icon-general-paint-brush:before { content: "\e909"; } .icon-general-graph1:before { content: "\e906"; } .icon-general-external-link:before { content: "\e905"; } .icon-general-double-down:before { content: "\e904"; } .icon-general-order:before { content: "\e900"; } .icon-general-cogs:before { content: "\e621"; } .icon-general-variations:before { content: "\e621"; } .icon-general-film:before { content: "\e620"; } .icon-general-video-tour:before { content: "\e620"; } .icon-general-logo-yahoo:before { content: "\e61d"; } .icon-general-calculator2:before { content: "\e614"; } .icon-general-loading3:before { content: "\e610"; } .icon-general-contact-phone:before { content: "\f095"; } .icon-general-contact-us:before { content: "\f095"; } .icon-general-phone1:before { content: "\f095"; } .icon-general-contact-fax:before { content: "\f02f"; } .icon-general-print:before { content: "\f02f"; } .icon-general-contact-email:before { content: "\e603"; } .icon-general-contact-website:before { content: "\f0ac"; } .icon-general-web-uri:before { content: "\f0ac"; } .icon-general-play:before { content: "\e609"; } .icon-general-office:before { content: "\e607"; } .icon-general-home:before { content: "\f015"; } .icon-

general-edit:before {  
content: "\f040"; } .icon-  
general-search:before {  
content: "\f002"; } .icon-  
general-view:before {  
content: "\f002"; } .icon-  
general-zoom-in:before {  
content: "\f00e"; } .icon-  
general-zoom-out:before {  
content: "\f010"; } .icon-  
general-fullscreen:before {  
content: "\f0b2"; } .icon-  
general-move:before {  
content: "\f0b2"; } .icon-  
general-view-list:before {  
content: "\f00b"; } .icon-  
general-view-grid:before {  
content: "\f00a"; } .icon-  
general-view-map:before {  
content: "\f041"; } .icon-  
general-map:before {  
content: "\f041"; } .icon-  
general-contact-address-  
post:before { content:  
"\f0e0"; } .icon-general-  
envelope:before { content:  
"\f0e0"; } .icon-general-  
heart:before { content:  
"\f004"; } .icon-general-  
favourite:before { content:  
"\f004"; } .icon-general-  
star:before { content:  
"\f005"; } .icon-general-star-  
half:before { content:  
"\f089"; } .icon-general-  
user:before { content:  
"\f007"; } .icon-general-  
login:before { content:  
"\f007"; } .icon-general-  
tick:before { content: "\f00c";  
} .icon-general-  
cross1:before { content:  
"\f00d"; } .icon-general-  
plus:before { content:  
"\f067"; } .icon-general-  
add:before { content:  
"\f067"; } .icon-general-  
minus:before { content:  
"\f068"; } .icon-general-  
settings:before { content:  
"\f013"; } .icon-general-  
time:before { content:  
"\f017"; } .icon-general-  
contact-hours:before {  
content: "\f017"; } .icon-  
general-download1:before {  
content: "\f019"; } .icon-  
general-upload1:before {  
content: "\f093"; } .icon-  
general-video:before {  
content: "\f01d"; } .icon-  
general-restricted:before {  
content: "\f023"; } .icon-  
general-bookmark:before {  
content: "\f02e"; } .icon-  
general-warning:before {  
content: "\f071"; } .icon-  
general-info:before {  
content: "\f05a"; } .icon-  
general-idea:before {  
content: "\f0eb"; } .icon-  
general-question:before {  
content: "\f059"; } .icon-  
general-plus-  
enclosed:before { content:  
"\f055"; } .icon-general-  
minus-enclosed:before {  
content: "\f056"; } .icon-  
general-error:before {  
content: "\f057"; } .icon-  
general-cross-  
enclosed:before { content:  
"\f057"; } .icon-general-  
success:before { content:  
"\f058"; } .icon-general-tick-  
enclosed:before { content:  
"\f058"; } .icon-general-  
chevron-left:before {  
content: "\f053"; } .icon-  
general-chevron-  
right:before { content:

```
"\f054"; } .icon-general-
chevron-up:before {
content: "\f077"; } .icon-
general-chevron-
down:before { content:
"\f078"; } .icon-general-
arrow-left:before { content:
"\f060"; } .icon-general-
arrow-right:before { content:
"\f061"; } .icon-general-
submit:before { content:
"\f061"; } .icon-general-
arrow-up:before { content:
"\f062"; } .icon-general-
arrow-down:before {
content: "\f063"; } .icon-
general-arrow-left-
enclosed:before { content:
"\f0a8"; } .icon-general-
arrow-right-enclosed:before
{ content: "\f0a9"; } .icon-
general-arrow-up-
enclosed:before { content:
"\f0aa"; } .icon-general-
arrow-down-
enclosed:before { content:
"\f0ab"; } .icon-general-
chevron-left-
enclosed:before { content:
"\f137"; } .icon-general-
chevron-right-
enclosed:before { content:
"\f138"; } .icon-general-
chevron-up-enclosed:before
{ content: "\f139"; } .icon-
general-chevron-down-
enclosed:before { content:
"\f13a"; } .icon-general-
asterisk:before { content:
"\f069"; } .icon-general-
required:before { content:
"\f069"; } .icon-general-
calendar:before { content:
"\f073"; } .icon-general-
attachment:before { content:
"\f0c6"; } .icon-general-
caret-down:before { content:
"\f0d7"; } .icon-general-
caret-up:before { content:
"\f0d8"; } .icon-general-
caret-left:before { content:
"\f0d9"; } .icon-general-
caret-right:before { content:
"\f0da"; } .icon-general-
unsorted:before { content:
"\f0dc"; } .icon-general-sort-
down:before { content:
"\f0dd"; } .icon-general-sort-
up:before { content: "\f0de";
} .icon-general-
refresh:before { content:
"\f0e2"; } .icon-general-
expand:before { content:
"\f0fe"; } .icon-general-
collapse:before { content:
"\f146"; } .icon-general-
view-desktop:before {
content: "\f108"; } .icon-
general-view-mobile:before
{ content: "\f10b"; } .icon-
general-quote-left:before {
content: "\f10d"; } .icon-
general-quote-right:before {
content: "\f10e"; } .icon-
general-my-location:before {
content: "\f124"; } .icon-
general-directions:before {
content: "\f124"; } .icon-
general-document:before {
content: "\f15c"; } /* real
estate icons */ /*
https://cdn.icomoon.io/3613'
*/ @font-face { font-family:
'aro-realestate-3'; src:
url('https://cdn.icomoon.io/3613/realstate-3.eot?mk4ud8');
src:
url('https://cdn.icomoon.io/3613/realstate-3.eot?mk4ud8#iefix')
format('embedded-
```

```
opentype'),
url('https://cdn.icomoon.io/3f
realestate-3.woff2?
mk4ud8') format('woff2'),
url('https://cdn.icomoon.io/3f
realestate-3.ttf?mk4ud8')
format('truetype'),
url('https://cdn.icomoon.io/3f
realestate-3.woff?mk4ud8')
format('woff'),
url('https://cdn.icomoon.io/3f
realestate-3.svg?
mk4ud8#aro-realestate-3')
format('svg'); font-weight:
normal; font-style: normal;
font-display: block; }
[class^="icon-realestate-"],
[class=" icon-realestate-"] {
/* use !important to prevent
issues with browser
extensions that change
fonts */ font-family: 'aro-
realestate-3' !important;
speak: never; font-style:
normal; font-weight: normal;
font-variant: normal; text-
transform: none; line-height:
1; /* Enable Ligatures
===== */
letter-spacing: 0; -webkit-
font-feature-settings: "liga";
-moz-font-feature-settings:
"liga=1"; -moz-font-feature-
settings: "liga"; -ms-font-
feature-settings: "liga" 1;
font-feature-settings: "liga";
-webkit-font-variant-
ligatures: discretionary-
ligatures; font-variant-
ligatures: discretionary-
ligatures; /* Better Font
Rendering =====
*/ -webkit-font-smoothing:
antialiased; -moz-osx-font-
smoothing: grayscale; }
.icon-realestate-
stack:before { content:
"\e901"; } .icon-realestate-
floorplan:before { content:
"\e901"; } .icon-realestate-
floor-area:before { content:
"\e901"; } .icon-realestate-
land-area:before { content:
"\e900"; } .icon-realestate-
bedrooms:before { content:
"\e600"; } .icon-realestate-
bathrooms:before { content:
"\e601"; } .icon-realestate-
carspaces:before { content:
"\e602"; } .icon-realestate-
garages:before { content:
"\e602"; } .icon-realestate-
pool:before { content:
"\e603"; } .icon-realestate-
study:before { content:
"\e604"; } /* social icons */ /*
https://cdn.icomoon.io/3613'
*/ @font-face { font-family:
'aro-social-native'; src:
url('https://cdn.icomoon.io/3f
social-native.eot?n4vxkx');
src:
url('https://cdn.icomoon.io/3f
social-native.eot?
n4vxkx#iefix')
format('embedded-
opentype'),
url('https://cdn.icomoon.io/3f
social-native.woff2?n4vxkx')
format('woff2'),
url('https://cdn.icomoon.io/3f
social-native.ttf?n4vxkx')
format('truetype'),
url('https://cdn.icomoon.io/3f
social-native.woff?n4vxkx')
format('woff'),
url('https://cdn.icomoon.io/3f
social-native.svg?
n4vxkx#aro-social-native')
format('svg'); font-weight:
normal; font-style: normal;
```

```
font-display: block; }
[class^="icon-social-"],
[class=" icon-social-"] { /*
use !important to prevent
issues with browser
extensions that change
fonts */ font-family: 'aro-
social-native' !important;
speak: never; font-style:
normal; font-weight: normal;
font-variant: normal; text-
transform: none; line-height:
1; /* Enable Ligatures
===== */
letter-spacing: 0; -webkit-
font-feature-settings: "liga";
-moz-font-feature-settings:
"liga=1"; -moz-font-feature-
settings: "liga"; -ms-font-
feature-settings: "liga" 1;
font-feature-settings: "liga";
-webkit-font-variant-
ligatures: discretionary-
ligatures; font-variant-
ligatures: discretionary-
ligatures; /* Better Font
Rendering =====
*/ -webkit-font-smoothing:
antialiased; -moz-osx-font-
smoothing: grayscale; }
.icon-social-tiktok:before {
content: "\e901"; } .icon-
social-tumblr:before {
content: "\e902"; } .icon-
social-snapchat:before {
content: "\e903"; } .icon-
social-website:before {
content: "\e900"; } .icon-
social-native-website:before
{ content: "\e900"; } .icon-
social-facebook:before {
content: "\f09a"; } .icon-
social-native-
facebook:before { content:
"\f09a"; } .icon-social-
twitter:before { content:
"\f099"; } .icon-social-
native-twitter:before {
content: "\f099"; } .icon-
social-linkedin:before {
content: "\f0e1"; } .icon-
social-native-linkedin:before
{ content: "\f0e1"; } .icon-
social-
linkedincompany:before {
content: "\f0e1"; } .icon-
social-
linkedinpersonal:before {
content: "\f0e1"; } .icon-
social-youtube:before {
content: "\f16a"; } .icon-
social-native-
youtube:before { content:
"\f16a"; } .icon-social-
googleplus:before { content:
"\f0d5"; } .icon-social-
native-googleplus:before {
content: "\f0d5"; } .icon-
social-instagram:before {
content: "\f16d"; } .icon-
social-native-
instagram:before { content:
"\f16d"; } .icon-social-
skype:before { content:
"\f17e"; } .icon-social-native-
skype:before { content:
"\f17e"; } .icon-social-
vimeo:before { content:
"\e600"; } .icon-social-
native-vimeo:before {
content: "\e600"; } .icon-
social-flickr:before { content:
"\e601"; } .icon-social-
native-flickr:before {
content: "\e601"; } .icon-
social-pinterest:before {
content: "\e602"; } .icon-
social-native-
pinterest:before { content:
"\e602"; }
```





**Development Site 9,576 sqm (approx.) Land on offer with Established Motel business**

Australian National Real Estate is pleased to offer this outstanding freehold and leasehold investment in Eden.

- Well-Established Motel Business & Development Opportunity
- Development opportunity on the Sapphire Coast
- R3 - Medium-Density Residential

An outstanding opportunity to purchase a huge development site situated in a prime location offering stellar views over Twofold Bay. On offer is Bayview Motor Inn with a total of 9,576 sqm (approx.) of land.

An incredibly rare opportunity is waiting for an investor, builder, or developer alike to take this property to the next level (STCA).

- Massive combined 9,576 sqm (approx.) of land
- Panoramic views overlooking Twofold Bay
- Two street access - Princes Hwy & Bellevue place
- Holding income with an established motel while you plan your development
- Keep Motel Business and develop vacant land (STCA)
- Opportunity to renovate into a 4-star motel
- Generously sized units

**Bayview Motor Inn Motel**

- Rooms feature beautiful Twofold Bay views.
- 30 Rooms to meet all budget types (Queen, Twin, Budget, Deluxe Queen, Family)
- 2 x Bedrooms 1 bath Living - Manager home (Use as development office)
- All rooms are heated and include a refrigerator and a tea and coffee maker.
- Each room has a TV and ironing facilities. Rooms feature beautiful bay views.
- Close to restaurants and Cafes, all Shops, Beaches, Clubs, Supermarkets
- Clients repeat clientele and significant forward booking

Please contact Las Widanage at 0429 115 115 for more information.

Australian National Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number.

60 9,576 m2

**Price** FHGC | EXPRESSIONS OF INTEREST (EOI)

**Property Type** Commercial

**Property ID** 4107

**Land Area** 9,576 m2

**Office Area** 9,576 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



Disclaimer: We have in preparing this document used our best endeavors 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 inquiries to verify the information contained in this document. Purchasers should make their own inquiries 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>

*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.*