

LEASEHOLD SALE



Family Cabin



Reception

MACQUARIE CARAVAN PARK



Warren



Family Cabin

Leasehold Opportunity of Macquarie Caravan Park

Leasehold Sale | Macquarie Caravan Park

30-Year Leasehold Leasehold Sale | Macquarie Valley Motor – 30-Year Leasehold

Australian National Real Estate is pleased to present an exceptional investment opportunity on the picturesque banks of the Macquarie River. This well-established Caravan Park offers a unique chance to expand into a thriving tourism destination with significant growth potential.

- Website: <http://www.macquarievnpark.com/>
- Property Video: [Watch Video](#)

Whether you're seeking a profitable business or a lifestyle change, this opportunity is not to be missed.



Accommodation Options:

- 19 self-contained cabins (11 x Deluxe 1-Bed, 8 x Family 2-Bed, 1 disabled-friendly)
- 44 registered campsites (42 powered, 2 unpowered)

Manager's Residence:

- Recently renovated 4-bedroom, 2-bathroom home providing privacy, comfort and convenience for on-site managers.

Guest Facilities:

 100  24,200 m²

Price Macquarie Caravan Park |
LH \$400K - \$440K

Property Type Commercial

Property ID 4156

Land Area 24,200 m²

Office Area 24,200 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



- Each cabin is fully equipped with ensuites, kitchens, air-conditioning, and TVs to ensure maximum comfort. Available in both Deluxe and Family options
- An in-ground pool, camp kitchen, gas BBQ, kids' playground, Wi-Fi, and coin-operated laundry create a family-friendly environment for all guests.
- Toilet and shower amenities are available for guests staying at the campsites, providing added convenience and comfort.

Prime Location:

Located approximately 120 km northwest of Dubbo, Macquarie Caravan Park is set along the scenic Macquarie River. Adjacent to the Macquarie Valley Motor Inn, it offers dual business potential, combining accommodation and leisure. (See listing for Macquarie Valley Motor Inn.)

Land & Growth Potential:

- 6 acres (approx.) of prime land with room for future expansion.
- Spacious campsites and shaded areas for relaxation.

Consistently Thriving – A Business That Keeps Getting

The park enjoys high praise from a diverse range of guests for providing excellent hospitality, and there is plenty of room for growth and expansion. This represents a profitable business with established income streams and loyal customers.

Investment Opportunity:

- Brand-new 30-year Lease starting from settlement.
- Initial Lease Term: 5 years from settlement, with 6 x 5-year options thereafter.
- Long-Term Security: Perfect for those seeking a stable, long-term investment.

An Ideal Opportunity:

- **Savvy investors** seeking a well-positioned, cash-flowing asset with room for growth.
- **Owner/operators** 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.
- **Long-Term Security:** Ideal for those seeking a stable, long-term investment.

This rare opportunity to own a profitable, well-positioned business is one you don't want to miss. Express your interest today!

Investment Opportunity

SALE TYPE: LEASEHOLD SALE (BUSINESS) OF THE MACQUARIE CARAVAN PARK

BRAND-NEW 30-YEAR LEASEHOLD OPPORTUNITY

Turnover: \$380,074.00 (GST exclusive) for the 2023/2024 financial year

Initial Lease Term: 5 Years from Settlement

Lease Options: 6 x 5 Years (New 30-year Lease from Settlement)

Expression of Interest (EOI): \$400,000 - \$440,000

For further details, please send us an enquiry or contact us by phone.

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 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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