

## What an Opportunity in Beautiful Bermagui!

Price : Asking \$3.3M

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The Bermagui Motor Inn is a 17 room motel which enjoys prime position on the town's main street which is lined with cafes, bars, restaurants and quirky stores whilst enjoying a definite feel of a bye-gone Australian era. The motel has been recently upgraded with new bathrooms, carpets and reverse cycle air conditioning in most rooms.

The managers residence is a large 2 bedroom first floor apartment that has recently been renovated and enjoys magnificent views of Horse Shoe Bay beach, Bermagui River, marina and Dickinson Park and town oval opposite the motel.

Nett income of this freehold business is approximately \$210,000 per annum.

Owners retiring after 17 years of wonderful custom.

Prime corner block of approximately 3300 m2

A wonderful opportunity exists to capitalise on the sale of this high earning motel with possible development potential (STCA).

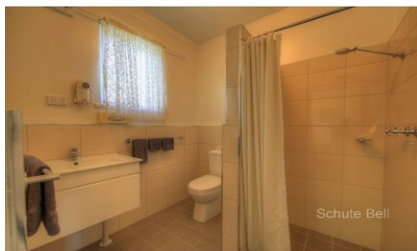
Bermagui is a beautiful sea-side fishing village with a population of approximately 1700 people and is famous for deep-sea game fishing. The town and district offer ample opportunities to enjoy fishing, whale watching, beautiful local beaches, wineries, sporting and social facilities that are on offer in this wonderful coastal town.

Bermagui is the host to a number of festivals which include Bermagui Sculpture on the Edge, Bermagui Seaside Fair and the Four Winds Festival.

Bermagui is approximately 380 km to Sydney; 250 km to Canberra and 670 km to Melbourne.

Inspection by appointment only

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.



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