LJ Hooker Avalon
64 Old Barrenjoey Road,
AVALON NSW 2107

366 Avoca Dr, Kincumber, NSW 2251

Sold - 19/02/2026

Hotel/Motel















Exceptional Opportunity to re-imagine or develop one of the

Home to some of the Central Coast's most popular hospitality businesses over the last 15 years, 366 Avoca Drive is an impressive 9016sqm of land - located on the corner of Avoca Drive and the Scenic Highway - where Kincumber and Avoca collide.
Owned and operated as Rojo Rocket and the leased to other local operators, the property's layout is flexible, as is its zoning (C4: Environmental Living) with permissible uses (without consent) allowing for home-based businesses.
Importantly - Subject to Council Approval (STCA) there is an opportunity for "Wellness" operators to meet a significant gap in the market with existing structures easily converted to accommodate a diverse range of treatments.
Further potential usage for site include medical centre / community services / recreational facilities / a Bed and Breakfast business or conversion into a private residence with a second detached residence permissible (STCA).
The site is expansive and short stay accommodation / eco-cabins are another avenue for development (STCA).

Open for Inspection

By Appointment.

The property has a proven track record as a hospitality venue for the past 15 years and comes with cool rooms, fridges and kitchen fully operational - in the instance that's the preference of its new owner.
Originally designed and operated by Ken West - founder of the famous "BIG DAY OUT" music festivals - with the vision of "a world within a world".

The main "Trattoria" building comprises a casual dining space with open fire-place, a service bar, commercial kitchen, and back lounge "cantina" area.
There are multiple unisex toilets attached, one with disabled access.

There is re al-fresco dining booths and table settings across three levels, with separate tap-bar; pizza / cocktail bar; a free-standing cafe space with street access; and another "Can and cocktail" bar at the property entry.
Again - it is ready to go for creative hospitality operators keen on the tiki-chic styling of this unique venue.

366 Avoca Drive is for sale via an Expressions of Interest Campaign, closing 4pm on Thursday 23rd October 2025 - if not sold prior.

Key Features
- 9016sqm of land on a prominent, high-traffic corner holding
- Established Hospitality Infrastructure with proven track record over 15 years

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.