

## 366 Avoca Dr, Kincumber, NSW 2251

**Contact Agent**

Hotel/Motel



## Exceptional Opportunity to re-imagine or develop one of the

### Key Features

- 9016sqm of land on a prominent, high-traffic corner holding
- Established Hospitality Infrastructure with proven track record over 15 years
- Flexible Zoning perfect for Wellness / Medical / Recreation / Weddings (STCA)
- Potential short-stay / eco-tourism upside (STCA)
- Ideally located between Avoca Beach / Terrigal Beach / Kincumber / Erina on the burgeoning Central Coast
- Opportunity to convert to a Tiki-chic private residence / sanctuary with already established gardens (STCA)

### Open for Inspection

By Appointment.

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).

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

### Listed By

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