

Villa 31/165 Thompsons Rd, Pokolbin, NSW 2320

\$389,000

Unit 31 32 33



Rare Hunter Valley investment opportunity

Secure a rare foothold in Australia's most acclaimed wellness destination. This beautifully refurbished 3 bedroom, 3 bathroom villa (1 of only 2 in the resort) sits within Elysia Wellness Retreat ranked #1 of 16 best wellness centres in Australia for 2025 by Timeout.com nestled in the tranquil hinterland of the Hunter Valley. With a fixed lease-back and guaranteed income to May 2030, this is a premium, set-and-forget investment in a genuinely extraordinary setting.

Open for Inspection

By Appointment.

The Villa

- 3½ king-size bedrooms, each with full ensuite featuring deep bath and separate shower
- Spacious open-plan living and dining with modern, restful furnishings
- Fully equipped kitchen (fridge, oven, cooktop, microwave) with stone bench tops and laundry with dryer
- Private verandah's with northwestern views over the Hunter Valley wine country
- Ducted reverse-cycle air conditioning throughout

Investment Details

- Fixed lease-back with guaranteed income of \$2,250.12/month, with CPI increases each June
- Lease secured until 31 May 2030
- Owner outgoings: Council rates \$704.51 pa; strata levies (owner's portion) \$11,266.52* pa
- Tenant pays 25% of admin fund of strata levies plus all consumerables such as water, electricity and Foxtel charges
- Offered for investment purposes only

Resort Highlights

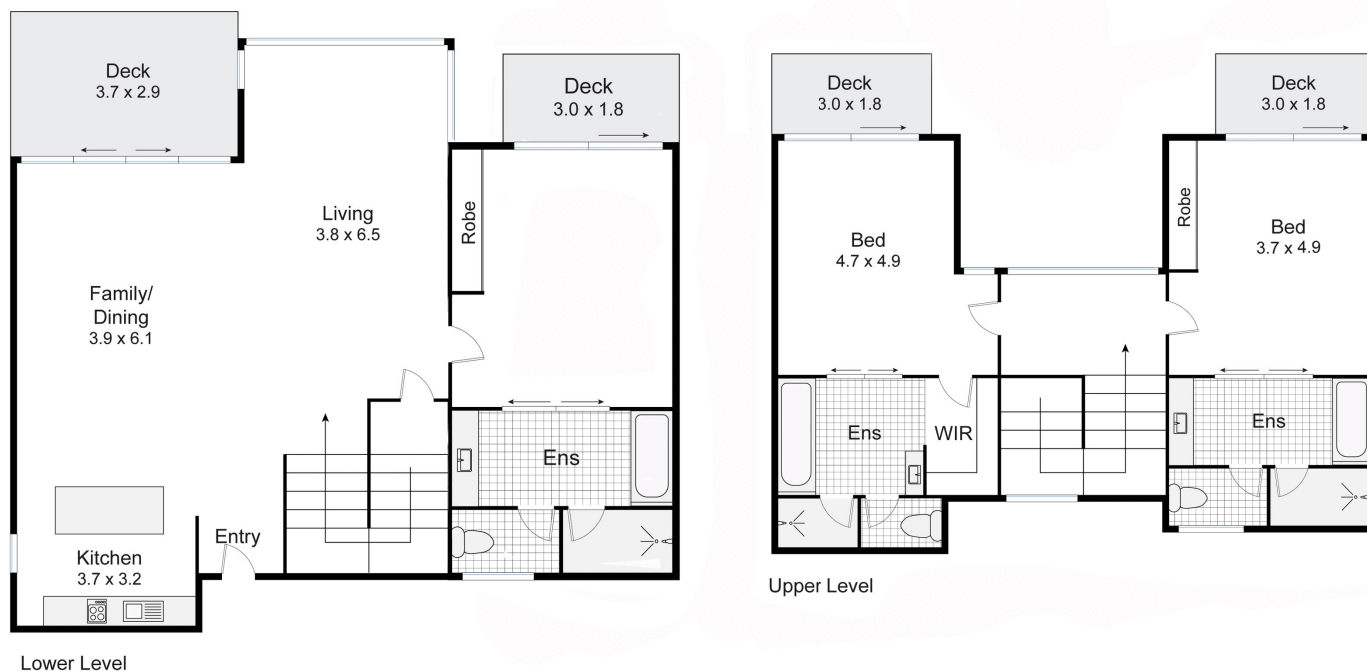
- Adults-only sanctuary devoted to rest and rejuvenation
- Award-winning day spa offering 50+ therapies: massage, bespoke facials, breathwork, ice-bath immersion, energy healing and more
- Guest facilities include spa pool, steam room, gymnasium, pilates, and deep-water running
- Ranked #1 wellness centre in Australia, 2025 — Timeout.com

Listed By

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Floorplan



LJ Hooker
Cessnock

31/165 Thompsons Rd, Pokolbin

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