

## Villa 53 (/165 Thompsons Rd, Pokolbin, NSW 2320)

Sold - \$200,000

Villa 1 1 1



## Hunter Valley Investment Opportunity

This is a great opportunity to secure a refurbished 1 bedroom, 1 bathroom villa in Australia's leading health resort, Elysia Wellness Retreat, established in 2004. This spacious villa is a private haven with stunning views over valley vineyards and the Broken Back Mountain Range.

**Open for Inspection**

By Appointment.

### Property Quick Facts:

- Master bedroom with king-size bed, large ensuite with deep welcoming bath plus separate shower
- Spacious open plan lounge & dining with modern furnishings designed for rest & relaxation - Separate study nook
- Kitchenette with fridge, dryer, oven, cook top and microwave
- Verandah off living areas with Southeastern views over the Hunter Valley and beyond
- Ducted reverse cycle air conditioning throughout - Undercover parking available nearby

### Investment Quick Facts:

- Guaranteed income from fixed term lease back to the operator until end of May 2030
  - Monthly income \$1556.05 increases with the CPI each June
  - Outgoings paid by owner: Council rates \$639.67 pa Strata Sinking Fund \$1376.80 pa
- The tenant pays the strata administrative fund levies and all water, electricity charges

### Owner Perks:

An annual 7-night discounted stay for 2 people at Elysia Wellness Retreat with inclusions. This discount is valued at over \$4000 per person as you only pay \$500pp & has the potential to transform your life for the better!  
Plus an additional 7 nights each year as a leisure guest T&C apply

Please Note this villa is only available as an investment

Within moments of renowned restaurants, cellar doors, event venues and attractions.

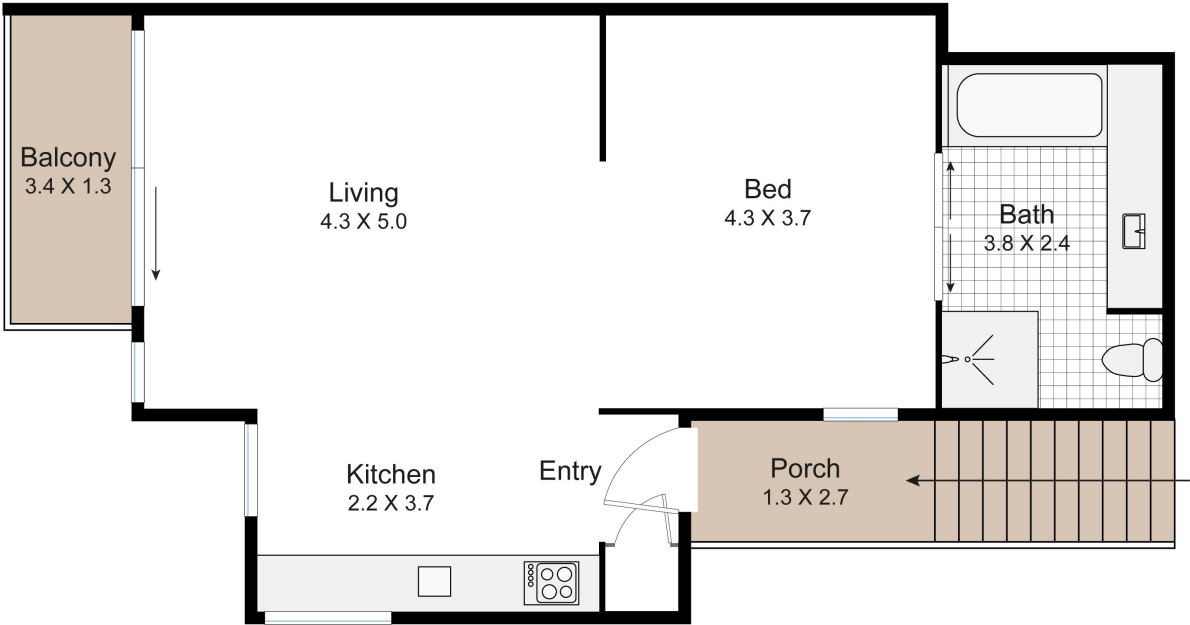
For your copy of the contract or to find out what you need to do today to buy this investment opportunity please contact us on 4050 6000 or email us for details.

### Listed By

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Floorplan



**LJ Hooker**  
Cessnock

53/165 Thompsons Rd, Pokolbin

