LJ Hooker Cessnock
84 Vincent Street,
CESSNOCK NSW 2325

Villa 63 &/485 Mcdonalds Rd, Pokolbin, NSW 2320

$269,000

Unit 2 2









Hunter Valley Holiday Investment Opportunity

Located within the Pokolbin Hill Leisure Inn, this picturesque retreat set on a massive 25 acres of tranquillity offers a 2 bedroom dual key unit 63 & 64/485 McDonalds Road Pokolbin.

Situated in the heart of the Hunter Valley Wine Country, with stunning views over the nearby water way and vineyards; plus only a short walk to Hunter Valley Gardens, many award winning cellar doors and attractions, this long established complex has outstanding potential as a holiday rental with a strong proven cash flow and profits.

Perfect setting for a relaxing and peaceful getaway. The rooms are fully furnished with lounge, dining and kitchen.

Leisure Inn Pokolbin offers all the luxuries including:
- Heated swimming pool - BBQ area
- Tennis court - Games room - EV charging station
- Cafe - Walking distance to local wineries, Hunter Valley Gardensï¿½

This villa has a modern fit out and is currently privately managed via the onsite manager delivering a gross return of $77,429.26 for 24/25 financial year and $69,973.99 for 25/26 financial year, this makes a solid investment opportunity with plenty of upside scope for your own private use.

Propertyï¿½quick facts:
- 2 Bed - 2 Bath - Dual Key
- Council rates $2,496 pa - Strata fee $11,164.52pa

For more information on the properties financials, a contract, ï¿½video walk through and to arrange your inspection of this beautiful property please contact listing agent Bryce Gibson at LJ Hooker Cessnock today on 02 4050 6000.

Please note: All calculations are provided in good faith. LJ Hooker Cessnock and its agents do not provide financial or investment advice.

Open for Inspection

By Appointment.

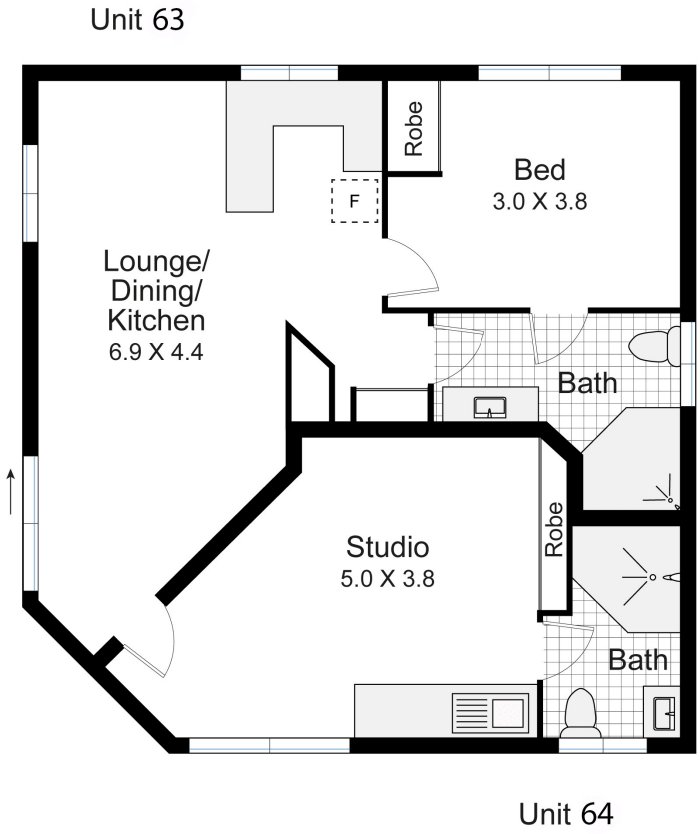
Listed By
Bryce Gibson
Phone: (02) 4990 5333
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Listing Number: 3555667

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.

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Floorplan



LJ Hooker Cessnock

63 & 64/485 McDonalds Rd Pokolbin

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