FREEMANS WATERHOLE - Established Caravan Park - $3.8M - $1M Contracorp AUDC



Agent Info

Name:	Global Property International
Country:	Australia
City:	Gold Coast

Listing details

Description:
Freemans Waterhole NSW - Established Caravan Park - $3.8M - $1M Contracorp AUDC

An outstanding opportunity exists to secure an established permanent caravan park offering enormous potential for improvement. With caravans requiring replacement and upgrades, this property presents the ideal chance for an investor or owneroperator
to revitalise the park, modernise accommodation and unlock future income growth.

100 years Heritage Listed with existing rights for 38 permanent moveable dwelling sites. Surrounded by picturesque valley of green mountains with beautiful giant trees home to a range of local fauna the property is nestled at the foot of the scenic Watagan Mountains & Mount Heaton in the Lake Macquarie Local Government area of NSW. The property has been established for over 100 years, the old well on the property was utilised as a source
of water for horses on an ancient brush track that passed through the property - hence the naming of the suburb as "Freemans Waterhole".

Located along the scenic route from Cooranbong to the Hunter Valley wine country region and within 15 minutes driving distance, visitors have access to local shopping, cafes and other tourist attractions found in the township of Cooranbong, Cessnock & Toronto.

Key Selling Features:

- 2.16ha
- 5.34acres
- Zoning - Environmental Management
- Current Business - Freemans Springs Caravan Park
- 38 permanent sites

Known as Freemans Springs Tourist Park this excellent opportunity is priced at $3.8M with the seller accepting $2.8M cash + $1.0M Contracorp AUDC

The business currently has a turnover of $430,000 per annum with figures available to prospective buyer

Common

Property for:	Sale
Price:	$ AUD 3,800,000
Lot Size:	5.35 ac
Garage:	No

Location

Country:	Australia
State/Region/Province:	New South Wales
City:	Cessnock
Address:	Freemans Drive,
ZIP code:	2323
Reference Number:	RF722772