

FOR SALE

Cappello & Co

1-7 O'DONNELL STREET, HILLSTON, NSW, 2675Property

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TENANTED INVESTMENT - 25 YEAR TERM - MOTEL, HOSTEL, RESTAURANT WITH ALL THE FACILITIES

Signed, sealed, and delivered with new 25 year licence.

PRICE:

Tenanted Investment - \$3.15 Million

OPEN FOR INSPECTION:

N/A

The Hillston Motel, Hostel and Shamrock Restaurant is a full-size multi-income stream operation. It offers up to 5 self-contained accommodation areas for manager/proprietor and staff, in addition to 14 motel guest rooms plus the more recently constructed 56 Hostel rooms including 29 single hostel rooms, 14 bunk bedrooms and 13 Aladdin beds. The popular Shamrock Restaurant (seats approximately 80) is a well-presented licensed premises with competitive menus and a reputation for good food.

Hostel guests have a large-scale shared dining, cooking and washing amenities room in addition to a generous off-street parking area. This is a good modern accommodation offering with a friendly shared atmosphere. Given all the extensive recent constructions, there are important asset values for this offering, easily exceeding \$2.6M and with very significant depreciation benefits for investors, and maintenance and energy demands are very low indeed. Automated booking systems have also been introduced.

Allow some time for this inspection, there is a lot to see!

Hillston (pop about 1,500) is the centre of significant broad acre and irrigation farming. Cotton and more recently almonds and citrus production. In any case the labour demands are high. The town is located on the banks of the Lachlan River and accessed by the Kidman Way connecting Griffith (24,000) to Cobar, a major mining and tourism centre. The town has

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