



# FOR SALE

## A PRIME BELLINGEN INVESTMENT! A RARE OPPORTUNITY TO SECURE AN ICONIC PROPERTY IN AN ICONIC TOWN!

This is a very versatile CBD property and will be instantly recognised by the canny investor as being a 'must have' opportunity! The downstairs restaurant is a famous hospitality venue 'Charlies' enjoying a booming clientele and glad to have a 5+5 lease to continue their thriving business. Upstairs is a superb three-bedroom accommodation tastefully decorated and furnished with a big outdoor deck and a cosy front verandah. This accommodation is currently being run as a very popular air B and B with heaps of potential as the current owners reserve it for themselves during holiday times and peak season. The income can be increased greatly, if it was available all year around. To make it easy for you to continue this operation the owners can pass over all future bookings and give you all furniture and fittings to continue the air b and b.

You may want to look at other options, such as occupying the accommodation yourself or letting it out on a long-term lease.

This is a most attractive property in a most attractive town. In the first instance contact me to obtain a confidentiality agreement to obtain financial and other information. It is up to Purchasers to check their circumstances as GST may or may not be applicable to the purchase.

John Vickars 0428 380 201  
JVP Real Estate

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.

0 BED | 0 BATH | 0 CAR

PRICE:  
CONTACT AGENT

OPEN FOR INSPECTION:  
N/A



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