



# FOR SALE

## RURAL TOURISM OPPORTUNITY -- OLD MT BURRELL GENERAL STORE, SPHINX ROCK CAFE AND CARAVAN PARK

Uri Ross Property proudly presents 3220 Kyogle Road, Mount Burrell, formerly home to Sphinx Rock Café, Mt Burrell General Store and Burrellea Caravan Park.

Positioned along the well-travelled Kyogle Road corridor, this 17.5 acre freehold site offers a rare opportunity to secure a high-exposure property with established infrastructure and a rich local history.

The northern half of the property is largely flat, partially vegetated, consists of approximately 6.3 acres, hosts almost 500m of Tweed River frontage and holds the pre-existing infrastructure from its days as a service and meeting point for locals and travellers and tourists exploring the region. Previously operating as a café, caravan park with powered and unpowered sites and toilet blocks, general store and service station, the site is well suited to a range of future uses (STCA), including hospitality, retail, tourism accommodation or a revitalised mixed-use venture.

The southern portion of the block is on the other side of Kyogle Road and consists of approximately 11.2 acres, the land is sloping, heavily vegetated and has no existing infrastructure.

The existing infrastructure on the property's northern side provides a foundation for refurbishment. The landholding itself offers flexibility for an owner-operator, investor or visionary entrepreneur seeking to re-establish a destination business in a tightly held rural corridor.

This property enjoys the benefits of a dwelling entitlement which opens the potential for dual occupancy.

With consistent passing traffic between Kyogle and the Tweed Valley, strong tourism appeal and established recognition within the community, 3220 Kyogle Road presents a compelling opportunity to reinvigorate a site with proven trading history and significant potential.

\*\*This property is zoned RU2, though has been previously used as commercial property and has

0 BED | 0 BATH | 0 CAR

PRICE:

\$1,100,000 - \$1,200,000

OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.