



## Capel, 96 Capel Drive

**SOLD!** Iconic Pub in Capel —Soon to be Under New Ownership

Discover the hidden gem of Capel with this unparalleled investment offering. The Capel Tavern, a historic landmark, awaits its next visionary owner. Operating for over a century, in one form or another this thriving tavern is the heartbeat of the community, presenting not just a business but a legacy to embrace.

### Key Features:

**Thriving Tavern:** Established and profitable, with a solid annual turnover this is a business ready to take to the next level. The tavern features a multifaceted experience with distinct areas designed for diverse preferences. A traditional sports bar for casual drinks, T.A.B. and slot machines and counter meals, creating a lively atmosphere.

An attached restaurant offering a more intimate setting for a sit-down dining experience. With a larger dedicated room for functions or larger parties, ideal for private events,



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**For Sale**  
Please Call

**Building Area**  
1,100sqm

**Contact**  
**Tim O'Sullivan**  
0452 656 280  
tim.osullivan@ljhsouthwest.com.au

**Brent Spooner**  
0417 002 082  
brent.spooner@ljhsouthwest.com.au

**LJ Hooker Property South West WA**  
**(08) 9791 6880**

celebrations, and gatherings. A prime venue for hosting weddings, parties, or corporate events, adding an extra revenue stream.

Expansive outdoor dining areas providing a scenic backdrop overlooking the Capel River, perfect for events and live entertainment. A well-established restaurant within the tavern, offering a diverse menu catering to various tastes. The restaurant provides a comfortable and inviting ambiance, perfect for casual and private dining experiences.

Bottle Shop: Fully operational drive-through bottle shop attached to the tavern. Holds a coveted Sunday trading license for increased revenue. Unparalleled convenience for patrons, offering Sunday alcohol sales when other outlets are closed.

Versatile Development Potential: Sprawling across 3.6 hectares of picturesque land with both R40 mixed-use and R60 commercial zoning. Unlock the immense potential of the land, from residential subdivisions to commercial ventures.

Scenic Riverside Setting: An idyllic outdoor dining area overlooking the Capel River, perfect for events and gatherings. There is huge potential to expand the current outdoor area and create a spacious deck overlooking the river, perfect for larger events such as hosting bands and weddings.

Accommodation Facilities: There are a number of rooms that can be let out within the tavern, and you could enhance your revenue streams with the addition of other on-site accommodation options such as chalets and or the development of a motel/hotel.

Endless Opportunities Await:

Positioned strategically between Bunbury and Busselton, and just minutes from the South West Wine Region, this property is a prime location for both business and leisure. The thriving Capel area, with a remarkable 36.8% population growth since 2009, sets the stage for success.

Development Options:

Imagine a future where the expansive land by the Capel River transforms into a tapestry of possibilities. This unique property, with dual zoning of R40 mixed-use and R60 commercial, beckons visionary developers to create a community masterpiece. Residential marvels come to life as distinctive home sites would blend seamlessly with the serene surroundings, showcasing the unique living experience. The R40 mixed-use zoning would also allow for some smaller retail lots, or higher density living options, such as over 55's accommodation, quaint shops, cafes, and local businesses adding to the charm of Capel.

Moreover, nestled among established trees and vast open spaces, this land release has the potential to boast a stunning riverside open area, setting it apart as the envy of all others in Capel. This is your canvas to craft a vision that combines residential elegance, commercial vibrancy, and natural beauty, making a lasting mark on the future of Capel.

Motel Development: Accommodation demands in the south west are growing with no signs of slowing down, the potential to build a motel overlooking the river is a really unique opportunity that would have two-fold benefits to the business. Capitalize on the scenic beauty and strategic location, attracting visitors and creating a landmark destination for travellers and workers needing a comfortable place to stay while in the area.



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Whether you're an astute investor, seasoned developer, or someone with a passion for hospitality and ready to take on an exciting new opportunity, this is your canvas to paint a vision for the future of Capel.

Don't miss out on this rare opportunity to own a piece of history, drive a thriving business, and shape the landscape of a growing community. Act now to explore the full potential of The Capel Tavern and its vast development opportunities!

An Information Memorandum is available upon request, providing a detailed insight into this prime property. Verified buyers will be provided with full financials only after a Non-Disclosure Agreement has been completed and accepted by the Sellers.

\*Building size in estimate.

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

<b>Property ID</b>	153KHND
<b>Property Type</b>	Hotel/Leisure
<b>Building Area</b>	1100 m <sup>2</sup>
<b>Land Area</b>	3.86 ha

**Tim O'Sullivan 0452 656 280**

Sales Consultant - Busselton | [tim.osullivan@ljhsouthwest.com.au](mailto:tim.osullivan@ljhsouthwest.com.au)

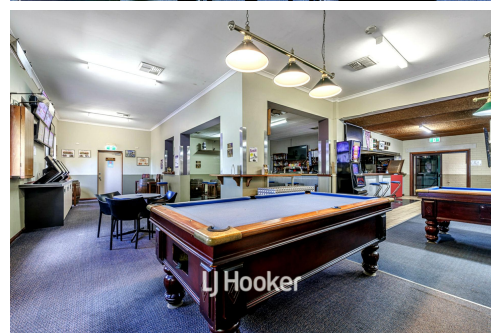
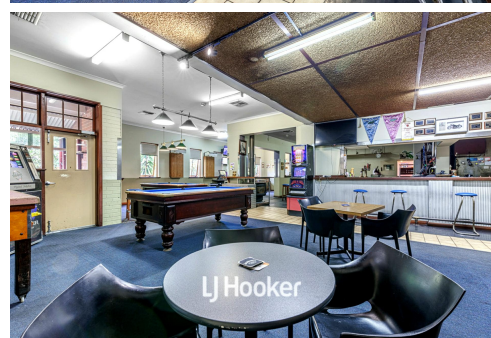
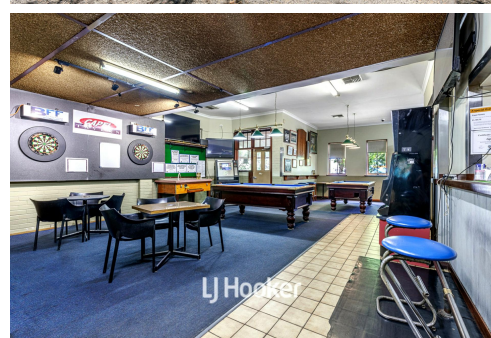
**Brent Spooner 0417 002 082**

Principal / Licensee | [brent.spooner@ljhsouthwest.com.au](mailto:brent.spooner@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



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