






Villa 17 & 18/485 McDonalds Rd, Pokolbin

2  2  0 

## Hunter Valley Holiday Investment

**FOR SALE**  
\$279,000

### AGENTS

Bryce Gibson  
0422 227 668  
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### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000

Located within the Pokolbin Hill Leisure Inn, this picturesque retreat set on a massive 25 acres of tranquillity offers a 2 bedroom dual key community title unit 17 & 18.

Situated in the heart of the Hunter Valley Wine Country and only a short walk to Hunter Valley Gardens, many award winning cellar doors and attractions, this long established land has outstanding potential as a holiday rental with a strong proven cash flow and profits.

Perfect setting for a relaxing and peaceful getaway. The rooms are fully furnished with lounge, dining and kitchen.

Leisure Inn Pokolbin offers all the luxuries including:

- Heated swimming pool - BBQ area
- Tennis court - Games room
- Cafe - Walking distance to local wineries, Hunter Valley Gardens

This villa has a modern fit out and is currently returning an approx. gross return of \$69,419.03 for 24/25 financial year, this makes a solid investment opportunity.

Property quick facts:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 2 Bed - 2 Bath - Dual Key
- Council rates \$1843.68. pa - Strata fee \$11,194 pa

For more information on the properties financials, a contract, video walk through and to arrange your inspection of this beautiful property please contact listing agent Bryce Gibson at LJ Hooker Cessnock today on 02 4050 6000.

## MORE DETAILS

Property ID	1J43F5N
Property Type	Unit
Land Area	446.6 m2
Including	Air Conditioning
	Pool
	Spa
	Tennis Court
	Outdoor Entertaining
	Built-in-Robes

### Bryce Gibson 0422 227 668

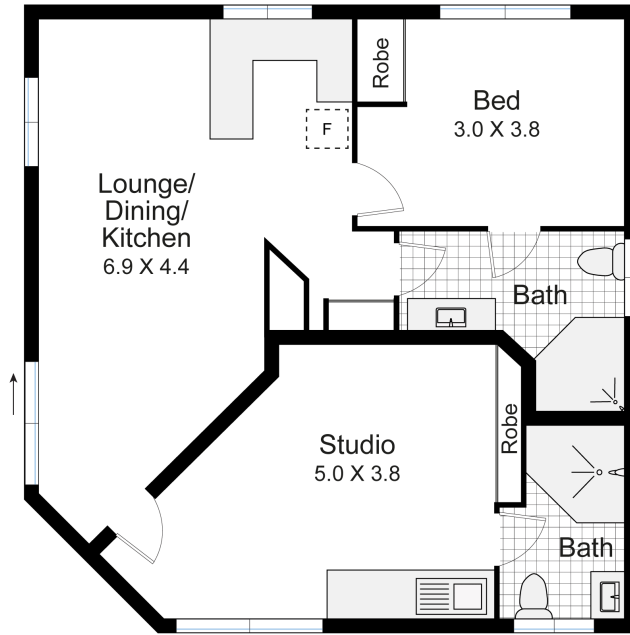
Sales Agent | Auctioneer | Valuer | Business Owner |  
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### LJ Hooker Cessnock (02) 4050 6000

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Unit 17



Unit 18



17 & 18/485 McDonalds Rd Pokolbin

