




Villa 21/165 Thompsons Rd, Pokolbin

2  2  0 

## Hunter Valley Investment Villa

Discover a rare investment at Elysia Wellness Retreat, a refurbished 2-bedroom, 2-bathroom villa in Australia's top-ranked wellness resort, nestled in the tranquil Hunter Valley hinterland. Ideal for investors seeking steady income from a premium wellness destination.

The Villa:

Two king-size bedrooms, each with large ensuite featuring deep bath and separate shower  
Spacious open-plan living and dining with modern, restful furnishings  
Fully equipped kitchen: fridge, oven, cooktop, microwave; laundry with dryer  
Private verandah with northern views over the Hunter Valley  
Ducted reverse-cycle air conditioning throughout  
Undercover parking nearby

Resort Highlights:

Adults-only sanctuary focused on rest and rejuvenation  
Acclaimed day spa offering 50+ therapies: massage, bespoke facials, breathwork, ice-bath immersion, energy healing and more

Guest facilities: spa pool, steam room, gymnasium, pilates, deep-water running and other wellness activities

Ranked #1 of 16 best wellness centres in Australia for 2025 by Timeout.com

**FOR SALE**  
\$299,000

**VIEW**  
By Appointment

**AGENTS**  
Bryce Gibson  
0422 227 668  
bryce.gibson@ljhooker.com.au

**AGENCY**  
LJ Hooker Cessnock  
(02) 4050 6000

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**

More details at [www.elysiaretreat.com.au](http://www.elysiaretreat.com.au)

**Investment Details:**

Fixed lease-back to the operator with guaranteed income until 31 May 2030

Current monthly income \$2,039.95 (CPI increases each June)

Owner outgoings: Council rates \$665.39 pa; portion of strata levies \$6,796.50\* pa

Tenant pays a portion of strata levies plus all water, electricity and Foxtel charges (consumables)

Villa offered for investment only

**Owner Benefits:**

Annual complimentary stay for two people for two weeks (can be split into two stays), or a 7-night discounted stay for four people &mdash; valued at over \$4,000 per person (owners pay \$500pp)

Additional 7 leisure nights each year

- Please note: All calculations are provided in good faith. LJ Hooker Cessnock and its agents do not provide financial or investment advice.

To request a copy of the contract or to secure this investment opportunity contact Bryce Gibson on 0422 227 668 or email us for details.

**MORE DETAILS**

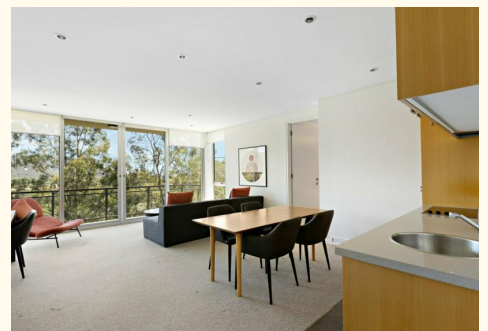
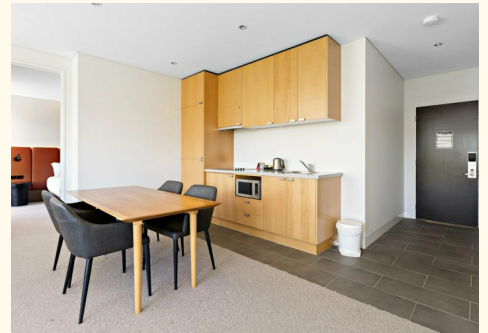
Property ID	1J47F5N
Property Type	Unit
Land Area	94 m2
Including	Ducted Cooling Ducted Heating Balcony Built-in-Robes

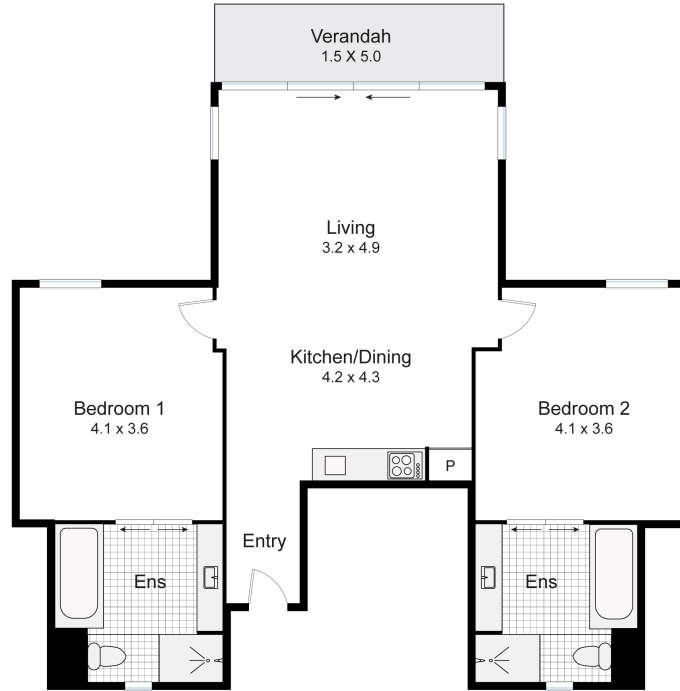
**Bryce Gibson 0422 227 668**

Sales Agent | Auctioneer | Valuer | Business Owner |  
[bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

**LJ Hooker Cessnock (02) 4050 6000**

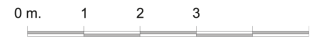
84 Vincent Street, CESSNOCK NSW 2325  
[cessnock.ljhooker.com.au](http://cessnock.ljhooker.com.au) | [cessnock@ljhooker.com.au](mailto:cessnock@ljhooker.com.au)





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Cessnock

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