Villa 31/165 Thompsons Road, Pokolbin

# Rare Hunter Valley investment opportunity

Secure a rare foothold in Australia's most acclaimed wellness destination. This beautifully refurbished 3 bedroom, 3 bathroom villa (1 of only 2 in the resort) sits within Elysia Wellness Retreat ranked #1 of 16 best wellness centres in Australia for 2025 by Timeout.com nestled in the tranquil hinterland of the Hunter Valley. With a fixed lease-back and guaranteed income to May 2030, this is a premium, set-and-forget investment in a genuinely extraordinary setting.

The Villa

- 3 king-size bedrooms, each with full ensuite featuring deep bath and separate shower
- Spacious open-plan living and dining with modern, restful furnishings
- Fully equipped kitchen (fridge, oven, cooktop, microwave) with stone bench tops and laundry with dryer
- Private verandah's with northwestern views over the Hunter Valley wine country
- Ducted reverse-cycle air conditioning throughout

Investment Details

- Fixed lease-back with guaranteed income of $2,340.12/month,

3 3 0

**FOR SALE**
$369,000

**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.

with CPI increases each June
- Lease secured until 31 May 2030
- Owner outgoings: Council rates $704.51 pa; strata levies (owner's portion) $11,266.52* pa
- Tenant pays 25% of admin fund of strata levies plus all comsumerbles such as water, electricity and Foxtel charges
- Offered for investment purposes only

Resort Highlights

- Adults-only sanctuary devoted to rest and rejuvenation
- Award-winning day spa offering 50+ therapies: massage, bespoke facials, breathwork, ice-bath immersion, energy healing and more
- Guest facilities include spa pool, steam room, gymnasium, pilates, and deep-water running
- Ranked #1 wellness centre in Australia, 2025 — Timeout.com
- More at elysiaretreat.com.au

Owner Benefits

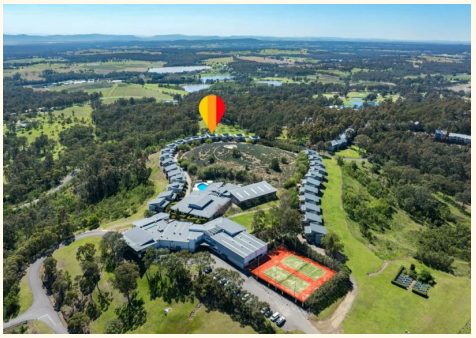
- Annual complimentary stay for two people for two weeks (splittable into two stays), or a 7-night discounted stay for four people — valued at over $4,000 per person (owners pay $500pp)
- 7 additional leisure nights each year

To request a contract, view the property or discuss this rare opportunity, contact Bryce Gibson and the team at LJ Hooker Cessnock today on 0422227668

- All figures noted are provided in good faith. LJ Hooker Cessnock and its agents do not provide financial or investment advice.

## MORE DETAILS

| | |
|---|---|
| Property ID | 1J6HF5N |
| Property Type | Unit |
| House Size | 193 m2 |
| Land Area | 108 m2 |
| Including | Ducted Cooling<br>Ducted Heating<br>Balcony<br>Dishwasher<br>Built-in-Robes |



**Bryce Gibson 0422 227 668**
Sales Agent | Auctioneer | Valuer | Business Owner |
bryce.gibson@ljhooker.com.au

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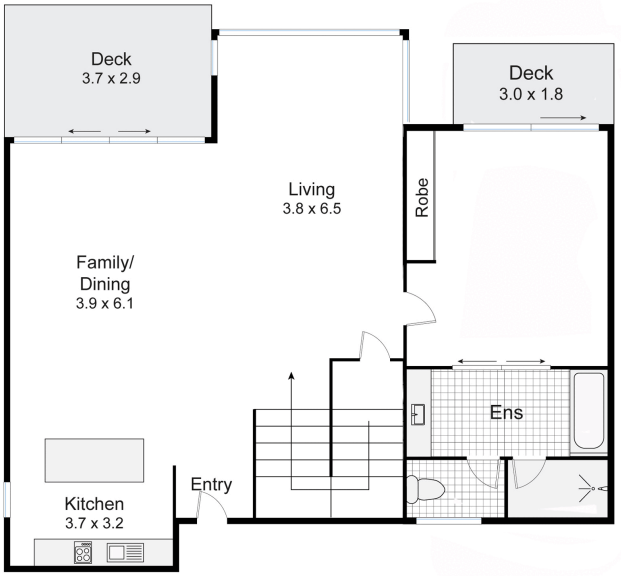
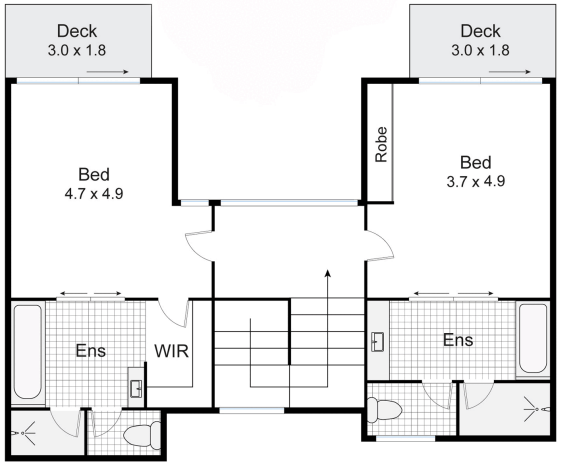



Lower Level




Upper Level

LJ Hooker Cessnock

# 31/165 Thompsons Rd, Pokolbin

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