



Villa 48/165 Thompsons Road, Pokolbin

Pokolbin Investment Villa

Elevate your portfolio with a premium asset located within the prestigious Elysia Wellness Retreat. Recently ranked as the #1 wellness centre in Australia for 2025 by Timeout.com, this refurbished 2-bedroom, 2-bathroom villa offers a seamless blend of financial returns and exclusive lifestyle rewards.

Set against the tranquil backdrop of the Hunter Valley hinterland, this adults-only sanctuary is world-renowned for its holistic approach to rejuvenation, featuring over 50 specialist therapies and state-of-the-art wellness facilities.

This property is offered exclusively as a high-yield investment with a lease-back structure to the retreat operator.

- Fixed-term lease to the operator through May 2030.

Monthly Return: \$2,042.16, with annual CPI increases every June.

The tenant covers water, electricity, Foxtel, and a portion of strata levies.

Owner Costs: Council rates (\$665.39 p.a.) and remaining Strata Levies (\$5,896.50 p.a. approx).

Designed for ultimate relaxation, the villa features modern aesthetic upgrades and a spacious, functional layout.

Two Master Suites: Each featuring king-size beds and large ensuites with deep soaking tubs and separate showers.

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FOR SALE

\$299,000 - \$325,000

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

Living & Dining: An expansive open-plan lounge with contemporary furnishings.
Full Kitchen: Equipped with a fridge, oven, cooktop, microwave, and integrated laundry facilities.
East-Facing Verandah: Offering sweeping views over the iconic Hunter Valley landscape.
Climate Controlled: Ducted reverse-cycle air conditioning throughout, plus nearby undercover parking.

Exclusive Owner Privileges

Owning at Elysia provides more than just financial gains; it offers a gateway to world-class wellness and global travel perks:
Annual Wellness Retreats: Choose between a 14-night stay for two (split into two stays) or a 7-night discounted stay for four people.
Exceptional Value: Pay only \$500pp for a package valued at over \$4,000pp a life-changing wellness experience.
Bonus Leisure Stay: An additional 7 nights of leisure guest access annually.
Global Recognition: Complimentary upgrade to Oaks DISCOVERY Platinum Membership, granting exclusive rates and rewards at over 800 hotels worldwide via the Minor Hotels collection.

Opportunities within Australia's leading health resort are highly sought after. To request a contract or discuss the acquisition process, please contact Listing agent Bryce Gibson On 0422227668 for details

Please Note: This villa is available as an investment only. All figures provided are in good faith. LJ Hooker Cessnock does not provide financial advice; independent financial due diligence is recommended.

MORE DETAILS

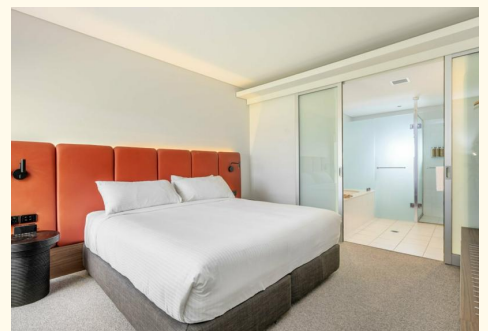
Property ID	1J7JF5N
Property Type	Unit
House Size	107 m2
Land Area	107 m2
Including	Air Conditioning Balcony Built-in-Robes

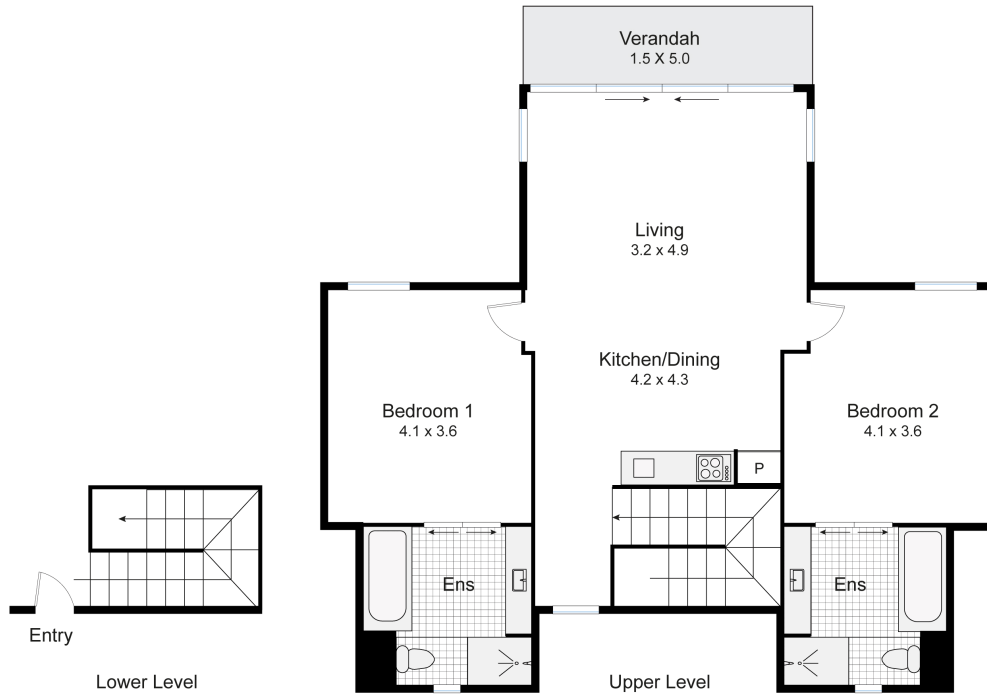
Bryce Gibson 0422 227 668

Sales Agent | Auctioneer | Valuer | Business Owner |
bryce.gibson@ljhooker.com.au

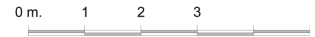
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