



Villa 63 & 64/485 McDonalds Rd, Pokolbin

## Hunter Valley Holiday Investment Opportunity

Located within the Pokolbin Hill Leisure Inn, this picturesque retreat set on a massive 25 acres of tranquillity offers a 2 bedroom dual key unit 63 & 64/485 McDonalds Road Pokolbin.

Situated in the heart of the Hunter Valley Wine Country, with stunning views over the nearby water way and vineyards; plus only a short walk to Hunter Valley Gardens, many award winning cellar doors and attractions, this long established complex 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 - EV charging station
- Cafe - Walking distance to local wineries, Hunter Valley Gardens

This villa has a modern fit out and is currently privately managed via the onsite manager delivering a gross return of \$77,429.26 for 24/25 financial year and \$69,973.99 for 25/26 financial year, this makes a solid investment opportunity with plenty of upside scope for your own

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.

2 2 0

**FOR SALE**  
\$269,000

**VIEW**  
By Appointment

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

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



private use.

Property quick facts:

- 2 Bed - 2 Bath - Dual Key
- Council rates \$2,496 pa - Strata fee \$11,164.52pa

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.

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

## MORE DETAILS

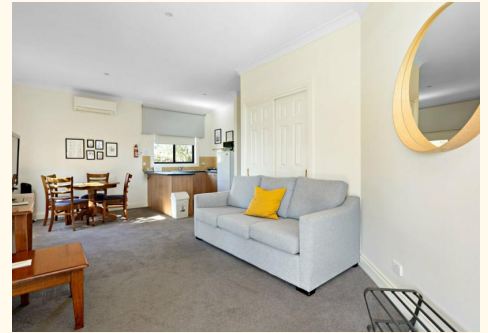
|               |          |
|---------------|----------|
| Property ID   | 1JBTF5N  |
| Property Type | Unit     |
| House Size    | 80 m2    |
| Land Area     | 798.9 m2 |

**Bryce Gibson 0422 227 668**

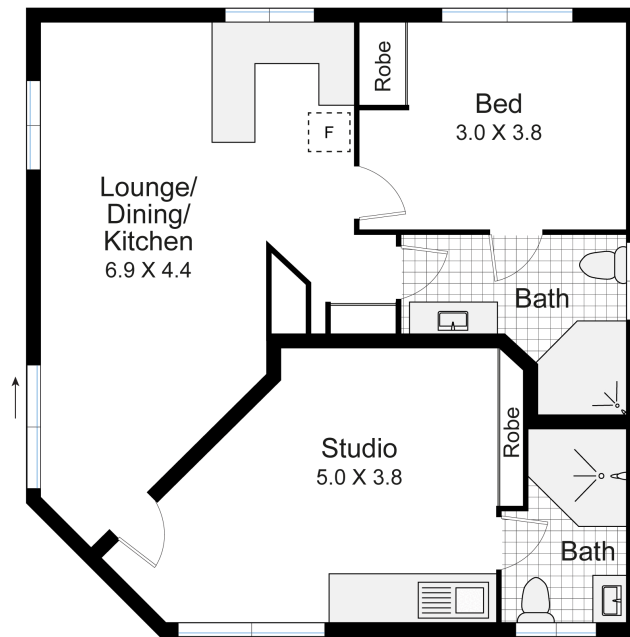
Sales Agent | Auctioneer | Valuer | Business Owner |  
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**LJ Hooker Cessnock (02) 4050 6000**

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Unit 63



Unit 64



63 & 64/485 McDonalds Rd Pokolbin

