



Villa 87 & 88/485 McDonalds Road, 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 community title unit 87 & 88.

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 privately managed via Airbnb & Stayz delivering a net return of \$21,112.54 for 24/25 financial year, this makes a solid investment opportunity with plenty of upside scope.

2 2 0

FOR SALE
\$279,000

VIEW
By Appointment

AGENTS
Bryce Gibson
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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.



Property quick facts:

- 2 Bed - 2 Bath - Dual Key
- Council rates \$1,898.02 pa - Strata fee \$11,158.00pa

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

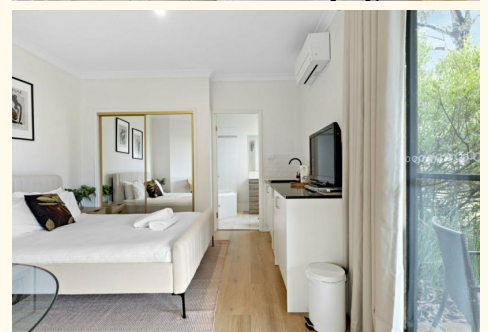
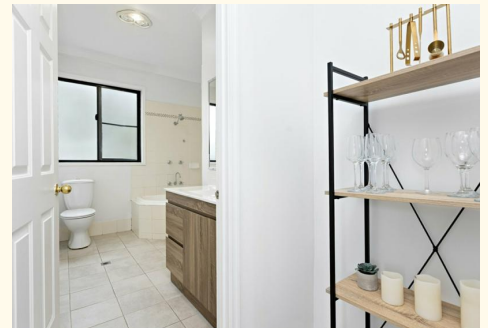
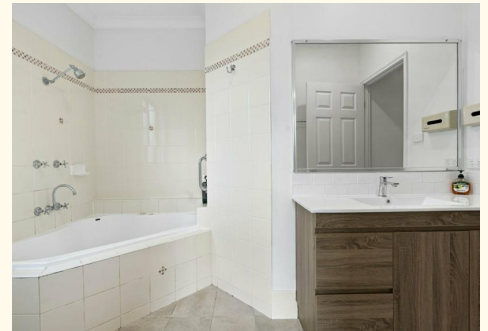
Property ID	1J8NF5N
Property Type	Unit
Land Area	763.1 m2
Including	Air Conditioning
	Pool
	Spa
	Tennis Court
	Outdoor Entertaining
	Built-in-Robes

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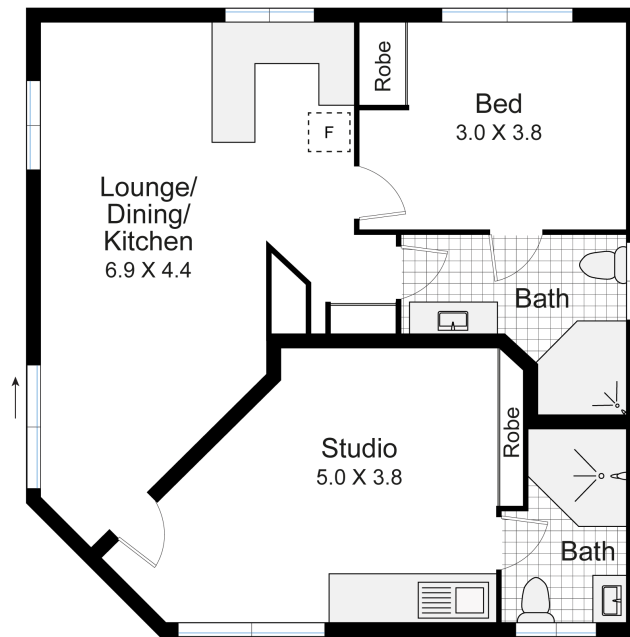
Sales Agent | Auctioneer | Valuer | Business Owner |
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Unit 17



Unit 18



87 & 88/485 McDonalds Rd Pokolbin

