

Pokolbin, Villa 1&2/485 McDonald's Road

Pokolbin 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 1&2.

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 leasehold 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



Disclaimer: 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
\$269,888

View
ljhooker.com.au/1BW5F5N

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

LJ Hooker Cessnock
(02) 4050 6000

- Cafe - Walking distance to local wineries, Hunter Valley Gardens

This villa has a modern fit out and is currently returning an approx. gross return of \$70,740.21 approx. per annum, this makes a wonderful investment with a great return.

Property quick facts:

- 2 Bed - 2 Bath - Dual Key
- Council rates \$2328 approx. pa - Strata fee \$10,737.40 approx. pa

For more information and to arrange your inspection of this beautiful property please contact listing agent Bryce Gibson at LJ Hooker Cessnock today on 02 4050 6000.

More About this Property

Property ID	1BW5F5N
Property Type	Villa
Land Area	493.3 m2
Including	Air Conditioning Built-in-Robes

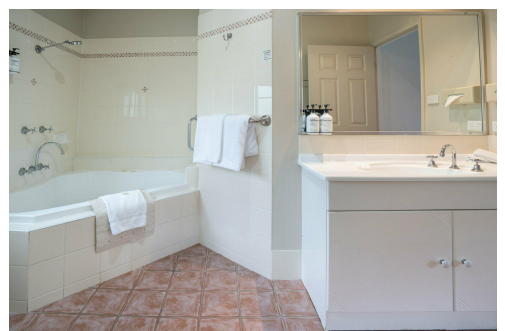
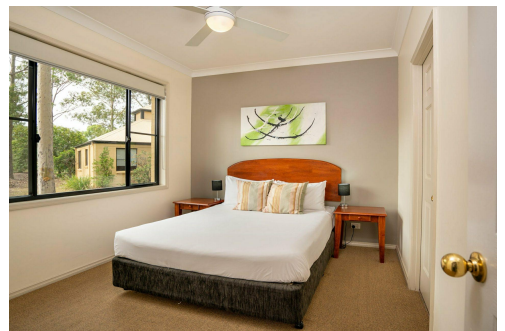
Bryce Gibson 0422 227 668

Selling Agent | Auctioneer | bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock (02) 4050 6000

84 Vincent Street, CESSNOCK NSW 2325

cessnock.ljhooker.com.au | cessnock@ljhooker.com.au



Disclaimer: 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 Cessnock
(02) 4050 6000**

