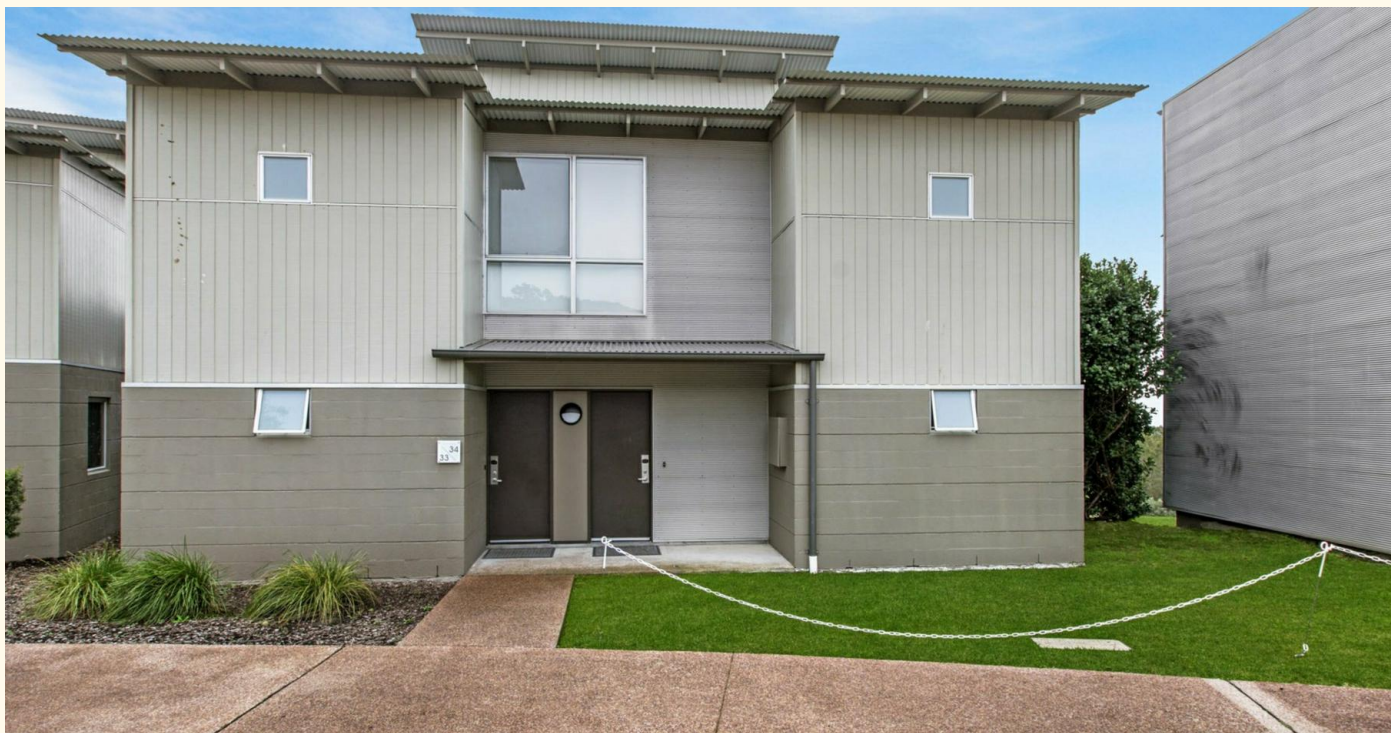




Villa 34/165 Thompsons rd, Pokolbin

Hunter Valley Investment Villa

Discover a Unique investment opportunity at Elysia Wellness Retreat, a refurbished 2-bedroom, 2-bathroom villa in Australia's top-ranked wellness resort, nestled in the tranquil Hunter Valley hinterland. Ideal for investors seeking steady income from a premium wellness destination.

Two king-size bedrooms, each with large ensuite featuring deep bath and separate shower. Spacious open-plan living and dining with modern, restful furnishings. Fully equipped kitchen: fridge, oven, cooktop, microwave; laundry with dryer. Private verandah with northern views over the Hunter Valley. Ducted reverse-cycle air conditioning throughout. Undercover parking nearby

Resort Highlights:

Adults-only sanctuary focused on rest and rejuvenation
Acclaimed day spa offering 50+ therapies: massage, bespoke facials, breathwork, ice-bath immersion, energy healing and more

Guest facilities: spa pool, steam room, gymnasium, pilates, deep-water running and other wellness activities. Ranked #1 of 16 best wellness centres in Australia for 2025 by Timeout.com More details at www.elysiaretreat.com.au

2 2 0

FOR SALE
\$299,000

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.



Investment Details:

Fixed lease-back to the operator with guaranteed income until 31 May 2030

Current monthly income \$2,121.55 (CPI increases each June)

Owner outgoings: Council rates \$690 pa; portion of strata levies \$6,896.50* pa

Tenant pays a portion of strata levies plus all water, electricity and Foxtel charges (consumables) Villa offered for investment only

Owner Benefits:

Annual complimentary stay for two people for two weeks (can be split into two stays), or a 7-night discounted stay for four people — valued at over \$4,000 per person (owners pay \$500pp)

Additional 7 leisure nights each year

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

To request a copy of the contract or to secure this investment opportunity contact Bryce Gibson on 0422 227 668 or email us for details.

MORE DETAILS

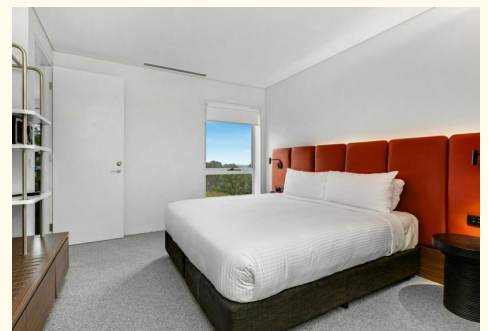
Property ID	1JBVF5N
Property Type	Villa
House Size	101 m2
Land Area	107 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Balcony Outdoor Entertaining Floorboards Built-in-Robes

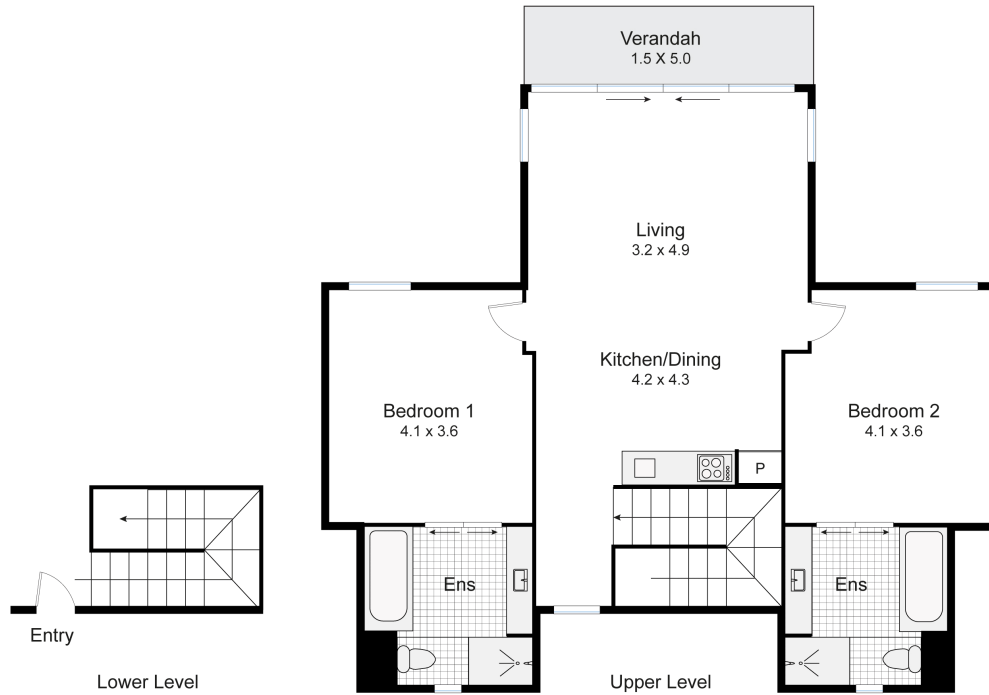
Bryce Gibson 0422 227 668

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

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Cessnock