

## Pokolbin, Villa 71/165 Thompsons Road

### Hunter Valley Investment Opportunity

This is a great opportunity to secure a refurbished 1 bedroom, 1 bathroom villa in Australia's leading health resort, Elysia Wellness Retreat, established in 2004. This spacious villa is a private haven with stunning views over valley vineyards and the Broken Back Mountain Range.

#### Property Quick Facts:

- Master bedroom with king-size bed, large ensuite with deep welcoming bath plus separate shower
- Spacious open plan lounge & dining with modern furnishings designed for rest & relaxation - Separate study nook
- Kitchenette with fridge, dryer, oven, cook top and microwave
- Verandah off living areas with South Eastern views over the Hunter Valley
- Ducted reverse cycle air conditioning throughout - Undercover parking available nearby

#### Investment Quick Facts



**For Sale**  
\$189,000

**View**  
[ljhooker.com.au/1HQNF5N](http://ljhooker.com.au/1HQNF5N)

**Contact**  
**Bryce Gibson**  
0422 227 668  
[bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)



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

- Guaranteed income from fixed term lease back to the operator until end of May 2025 with an additional 6 year option
  - Monthly income \$1556.05 (fixed) increases with the CPI each May
  - Outgoings paid by owner: Council rates \$634.06 pa Strata Sinking Fund \$1376.80 pa
- The tenant pays the strata administrative fund levies and all other outgoings
- Bonus Quick Facts
- An annual 7-night discounted stay for 2 people at Elysia Wellness Retreat with inclusions. This discount is valued at over \$4000 per person as you only pay \$500pp & has the potential to transform your life for the better!

For your copy of the contract or to find out what you need to do today to buy this investment opportunity please contact us on 4050 6000 or email us for details.

## More About this Property

Property ID	1HQNF5N
Property Type	Villa
Including	Air Conditioning Spa Deck

**Bryce Gibson 0422 227 668**  
Selling Agent | Auctioneer | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

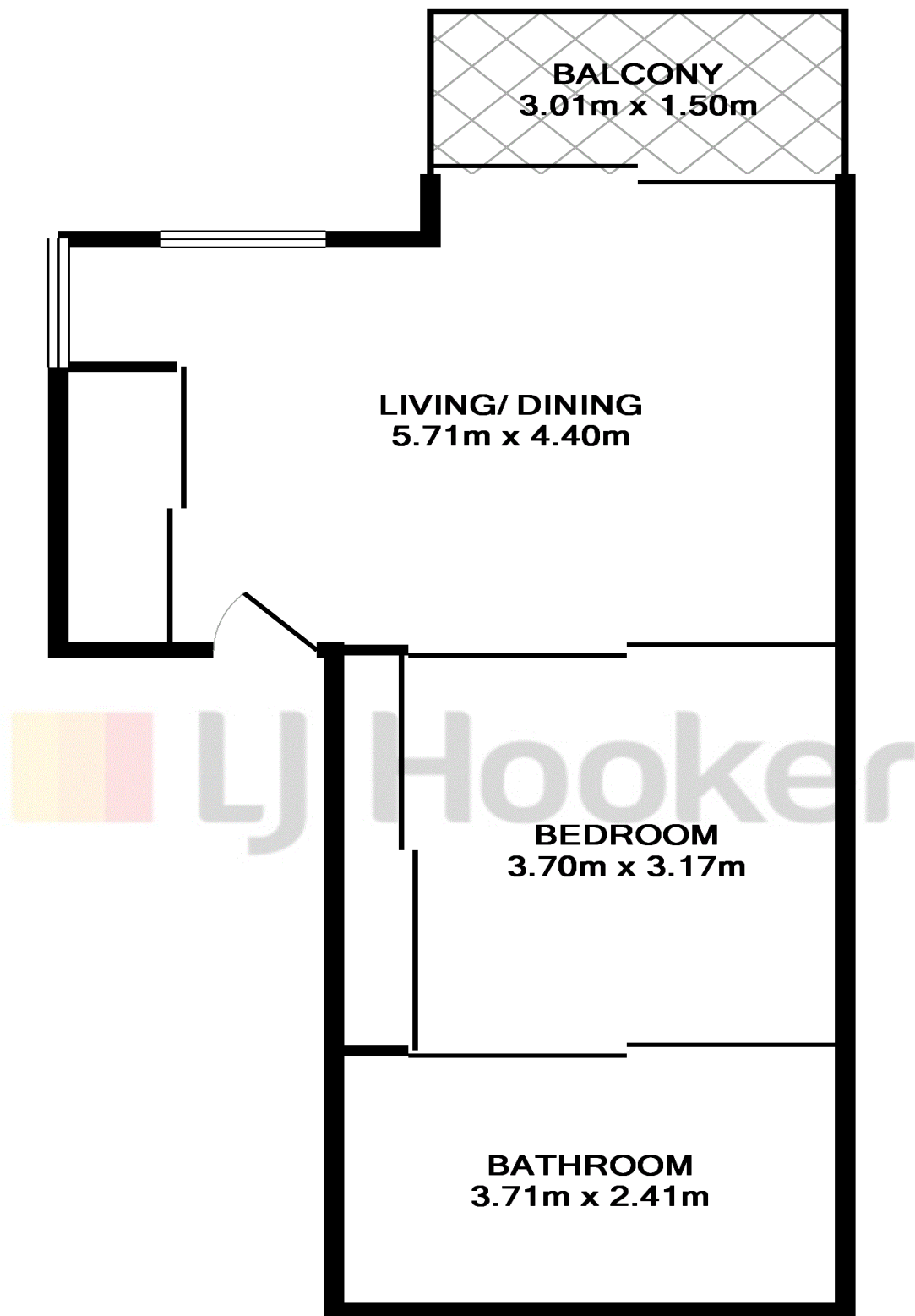
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**TOTAL APPROX. FLOOR AREA 46.2 SQ.M. (497 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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