






Villa 74/165 Thompsons Road, Pokolbin

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## Hunter Valley Investment Villa

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 district.

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 Southeastern views over the Hunter Valley and beyond
- Ducted reverse cycle air conditioning throughout - Undercover parking available nearby

Investment Quick Facts:

- Guaranteed income from fixed term lease back to the operator until end of May 2030
  - Monthly income \$1557.72 increases with the CPI each June
  - Outgoings paid by owner: Council rates \$627.87 pa (24/25)
- Strata levies: Admin fund \$5751.20\* pa sinking fund: \$748.80 pa (24/25)

The tenant pays 25% of strata admin fund and all water, electricity,

**FOR SALE**  
\$215,000

**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.

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gas charges and Foxtel (consumables) \$3096.80\* pa (24/25)

**Owner Perks:**

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!

Plus an additional 7 nights each year as a leisure guest T&C apply  
Please Note this villa is only available as an investment

Within moments of renowned restaurants, cellar doors, event venues and attractions.

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.

- LJ Hooker Cessnock and its agent have calculated in good faith all the figures quoted in this advert, purchases must rely upon their own investigation as LJ Hooker Cessnock and agents cannot give financial or investment advice.

**MORE DETAILS**

Property ID	1EV7F5N
Property Type	Villa
Land Area	64 m2
Including	Air Conditioning Deck Built-in-Robes

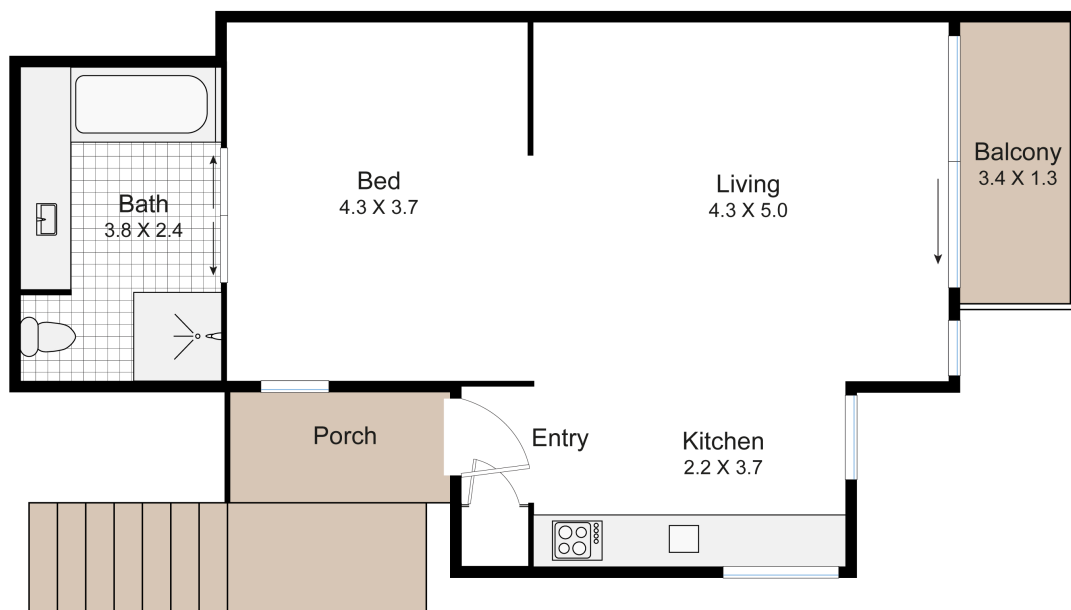
**Bryce Gibson 0422 227 668**

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

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

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