



**SOLD BY**

**GIBSON  
0422 227 668**

**Sold**



Villa 97-98/485 McDonalds Road, Pokolbin

## Invest in the Hunter Valley, Pokolbin

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 97-98.

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
- 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 \$59,757.77 for 24/25 financial year, this makes a solid investment opportunity.

Property quick facts:

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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**FOR SALE**  
\$279,000

### AGENTS

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

### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000

**LJ Hooker**

- 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 DETAILS

Property ID	1HXZF5N
Property Type	Villa
Land Area	563 m2
Including	Air Conditioning Outdoor Entertaining 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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