

## Pokolbin, Villa 97 & 98/485 McDonalds Road

Villa 97 & 98 The Leisure Inn McDonalds Rd, 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.

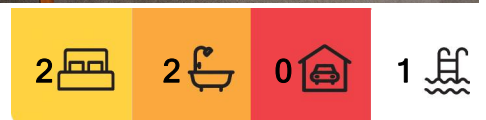
Perfect setting for a relaxing and peaceful getaway. The rooms are fully furnished with lounge, dining and kitchen.

Leisure Inn Pokolbin offers all the luxuries including:

- Heated swimming pool - BBQ area
- Tennis court - Games room



**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.



**For Sale**  
\$269,000

**View**  
[ljhooker.com.au/1GFRF5N](http://ljhooker.com.au/1GFRF5N)

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

- Cafe Pokolbin Hill

This villa has a modern fit out and is currently returning an approx. gross return of \$29,389 approx. per annum, this makes a wonderful investment with a great return.

Property quick facts:

- 2 Bed - 2 Bath - Dual Key
- Council rates \$2,257.19 approx. pa - Strata fee \$10,737.4 approx. pa
- Rent cover insurance \$774.40 approx. pa
- RU4 Primary Production Small Lot on a 565Sqm block

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

## More About this Property

Property ID	1GFRF5N
Property Type	Villa
Land Area	565 m <sup>2</sup>
Including	Air Conditioning Pool Tennis Court Outdoor Entertaining Built-in-Robes Secure Parking

**Bryce Gibson 0422 227 668**

Principal & Selling Agent | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

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