

Sold



Rosebery

TASMANIAN



## FREEHOLD CABIN PARK W/STRONG REPEAT CLIENTELE BOOMING WEST COAST TASMANIA ADJ NET FY 2023>\$250,000

Are you looking for a tree change...

This is an outstanding opportunity to become the owner of a freehold cabin park in a town that is home to Tasmania's highest waterfall- Montezuma Falls.

Rosebery Cabin and Tourist Park is offered for sale for the first time since 2006.

Current owners have enjoyed their time in Rosebery and are now ready to pass on the ownership of this easy-to-operate business to a new operator.

Located in a picturesque setting, this property will be an excellent investment to your portfolio. Known for quality accommodation, this business caters to both tourists and workers.

The town is surrounded by rainforests and dramatic peaks- Rosebery is loved by bushwalkers, tourists and Mountain Biking enthusiasts.

Why you should buy this business?

> Location- West Coast Tasmania is getting an increasing number of tourists/ visitors every year.

> This property is close to various tourist attractions such as Montezuma Falls, easy rainforest trail, Sterling Valley Track, state's most unusual Golf

Price	SOLD
Property Type	Business
Property ID	1910

### AGENT DETAILS

Praveen Pant - 0432 256 682  
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### OFFICE DETAILS

Tasmanian Business and Property  
Sales

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Course famous for its uphill, dog-legged par 5 eighth hole and more.

>Included in the sale are 3 titles at a price that is less than the price of many homes on the mainland.

>Cabin park on approx 4 acres.

>15 cabins, 12 single rooms, Powered sites (approx 18), 1x3 BR Managers/ Owners Residence & 1x3 BR Home are included in this sale.

>Significant improvements done by current owners-including 8 new cabins that are less than 2 years old.

> In-house coin operated laundry cum laundromat.

>Majority of clientele are workers of mining companies which means consistent income and less hassle compared to tourist accommodation.

>Repeat business and consistent income with little involvement of the owners.

>100% operated by 2 working owners, they work for around 35 hours in total.

>Potential to increase the business by opening it to the tourist market.

>Plenty of parking.

There are plenty of upsides to be had, this business would suit anyone who is looking for a business that is easy to operate, a couple or husband and wife team can work and earn approx. 15% or more return on their investment while owning an asset that will only go up in value.

A valuation may not disappoint an astute investor.

Property offers the potential to set up more cabins (stca) as there is a shortage of accommodation in this area. Mining companies are here to stay for a very long term and tourist numbers have returned to normal after covid.

Your search for an accommodation business with hassle free lifestyle ends here.

Contact our professional business brokers for a confidential discussion. Do not hesitate to contact Praveen Pant on 0432 256 682 email- [praveenp@tasbps.com.au](mailto:praveenp@tasbps.com.au)

or contact Paul Scott on 0477 771 098 email: [pauls@tasbps.com.au](mailto:pauls@tasbps.com.au)

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