FHGC TASMANIAN ACCOMMODATION A1 PRESENTATION SPECTACULAR VIEWS 10%ROI 6 CABINS 2 HOUSES 2 TITLES

Exceptional Freehold Lifestyle & Accommodation Opportunity – Mole Creek, Tasmania

Positioned in the heart of Mole Creek and surrounded by the breathtaking backdrop of the Great Western Tiers, this outstanding freehold going concern presents a rare opportunity to secure a thriving established lifestyle business in one of Tasmania's most scenic tourism regions.

Ideally located one hour from both the Spirit of Tasmania terminal in Devonport and Launceston Airport, Mole Creek Cabins are at the gateway to some of Tasmania's most popular attractions including Trowunna Wildlife Sanctuary, the renowned Mole Creek caves, the Tasmanian Tasting Trail and iconic Cradle Mountain and National Parks region for bush walking.

Property & Business Highlights:

Owners involvement is less than 25 hours weekly.
Freehold property offered on 2 titles, Comprising: 6 fully self contained studio cabins with kitchenettes, plus two large houses (three and four bedroom, each with large kitchen and laundry)

Price	SOLD
Property Type	Business
Property ID	2161

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

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Approximate land size: 7.15 acres.
On property water source, solar panels.
Strong year-on-year occupancy growth with 30% direct business and repeat bookings from domestic and international travellers.
Consistent Excellent reviews – 9.3 on Booking.com, Airbnb Superhosts 4.9/5, Expedia 9.4/10

The owners have done the hard work and streamlined the workflow, implemented user-friendly online booking management systems and guest arrival processes. The hotel-grade linen is out-sourced and reliable local cleaners are in place.

Current owners operate the business as a lifestyle investment;- a hands-on owner will be able to significantly increase the revenue through dynamic pricing, length of stay changes and by handling a bulk of the housekeeping and gardening works.
Additional scope to grow revenue (STCA) includes converting one of the houses back to café operations, utilising second title land area for expanded tourist accommodation, take advantage of government grants to establish an agri-tourism attraction, or create a caravan park .
Zoned as Utilities and Agriculture, with the Tasmanian Planning Scheme permitted usage includes visitor accommodation and tourist operations.

Extensive Improvements - Infrastructure
The current owners have undertaken significant upgrades throughout the property, including but not limited to new French drains, rewiring, roof painting, renovated kitchens and ensuite bathrooms. Maintenance and repairs are to a high standard, with all major projects such as fencing, drainage, landscaping, heating, laundry etc updated within the last 2 years.

For guest comfort there is split-system heating/cooling to all rooms, modern smart TVs, fully equipped self catering kitchens plus many other facilities including ample guest parking, landscaped gardens and a children's play area. The houses feature wood fire heaters, large lounge areas and offer private outdoor entertaining areas with BBQs.

A detailed improvements list is available to genuine purchasers.

The Mole Creek region continues to attract strong visitor traffic due to its proximity to key Tasmanian tourism destinations. The Mole Creek caves alone recorded more than 47,000 visitors last year.

This is a genuine turnkey opportunity offering strong income, lifestyle flexibility and future expansion potential in one of Tasmania's most desirable regional tourism corridors.

Enquire today to secure this exceptional lifestyle investment opportunity. Complete a confidentiality agreement on website or contact our experienced brokers to receive further details.

Offers over $1.499 million negotiable.
For further details phone Paul Scott on 0477771098 or email

pauls@tasbps.com.au or Praveen Pant on 0432 256 682

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF;

Please Note: All figures quoted are approximate

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