







Melrose Holiday Units

12 6 6,411m2

Capitalise on the significant investment in tourism throughout the Southern Flinders Ranges and more particularly the beautiful Melrose township. Mount Remarkable is quickly establishing itself as a go to destination for hikers, walkers, mountain bike riders and caravaners looking to enjoy all this region has to offer.

The Melrose Holiday units are an opportunity to take advantage of the growth and increased demand for short term accommodation within the Southern Flinders region. The holiday units have been owned and operated by a local family and the time has come to retire.

The income generated has exceeded $100k per annum over the past 2 years with strong occupancy and all this has been through word of mouth with no advertising money spent! The units rent for $95 per night + $20 for each person exceeding 2.

The property is being sold as a going concern with operating figures available. The property presents as a block of 6 units (2 x 3 units) all being 2 bedroom units with open plan kitchen/living with a bathroom. The units have been extremely well maintained and have all been recently fitted with a new split system air-conditioner.

Price	SOLD
Property Type	Residential
Property ID	8667
Land Area	6,411 m2

Agent Details

James Wardle - 0407 362 105

Office Details

Crystal Brook
50 Bowman Street Crystal Brook, SA, 5523 Australia
08 8636 2351

WARDLE Co. Real Estate

The units are of timber frame construction with treated pine exterior and have a 16 panel solar system feeding the grid. Outside is a detached laundry as well as a 6m x 9m* Colorbond shed with roller door access from Foot Street. Other improvements include a 90,000 Litre* rainwater tank which supply the units as well as being connected to mains water.

The property is being sold on a walk in walk out basis with all furniture included in the sale. All of this on a significant site area of 6,389sqm allowing for the possibility for further expansion STC.

Expressions of Interest Due 3pm Thursday 20th October 2022 Unless sold prior

Price Guide $600,000 - $650,000

CT5959/685

Council Rates 2022/23 - TBA

LGA - Mount Remarkable

Zoning - Township

* Denotes Approximate

RLA228106

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