



FOR SALE

## PARADISE VALLEY CAMPING GROUND

FREEHOLD GOING CONCERN

51 GELLS ROAD, GLENMAGGIE



\$4,125,000

# OVERVIEW

Nestled in the foothills of Glenmaggie this is a hidden gem of a location, and a truly a rare find. You'll immediately see why it's called "paradise," with its prime location on the Macalister River.

Situated on approximately 242 acres, over 5 titles, boasting large grounds, 3 cabins, two amenity blocks, powered sites AND with over 1km of river frontage within the park, all campers get a river frontage site that is not be missed.

Very easy to operate with only 3 cabins, currently operated by a husband and wife team, you can do it all yourself without the headache of staff.

This property is ideal for an owner-operator with its ease of operation. The park has a strong turnover and a growing reputation.

Paradise Valley is a favourite of all who visit as the glowing reviews will attest.

Book your inspection now and experience the stunning beauty of Paradise Valley Camping Ground for yourself.

With a strong turnover and growing year on year, this park has all you need and the secret is getting far and wide, with great social media and over 37K followers on Facebook alone, the marketing is done.

With strong future bookings, book your inspection now, let the property do the talking, or take your breath away, you just have to read the reviews!

# LOCATION

Paradise Valley is situated in the charming region of Glenmaggie, Victoria, approx. 200km from Melbourne CBD. This scenic region is renowned for its stunning natural landscapes and range of outdoor recreational activities.

Glenmaggie is located in the heart of Gippsland, a region known for its picturesque scenery and rich agricultural heritage. The area is surrounded by rolling hills, lush forests, and tranquil lakes, providing the perfect backdrop for outdoor adventure.

Nearby attractions include the Glenmaggie Weir, a popular destination for fishing, swimming, and boating. For those seeking adventure on land, the region is home to a variety of hiking and cycling trails, including the renowned Gippsland Plains Rail Trail. There are also several nearby golf courses, wineries and local farmers markets showcasing the region's fresh produce.

The region boasts a rich cultural heritage, with several museums and historic sites to explore. The charming towns of Sale and Maffra are within a short drive, offering a range of boutique shopping, cafes and restaurants.

With its stunning natural beauty, wide range of attractions and warm hospitality, Glenmaggie and the surrounding region is a truly unique and special place to visit.

# GALLERY



# TITLE DETAILS

Certificate of Title reference	being lot	on plan	
Volume 1544 Folio 696	Crown Allotment 4, Section B	Title Plan 786603H	61 acres
Volume 2014 Folio 782	Crown Allotment 5J, Section B	Title Plan 56F2352	10 acres
Volume 8052 Folio Folio 142	Lot 1	Title Plan 7841774R	6 acres
Volume 8866 Folio 234	Crown Allotment 4, Section B	Title Plan 7841774R	12 acres
Volume 7577 Folio 127	Crown Allotment 6, Section B	Title Plan 522760C	153 acres
			242 acres

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# PARTICULARS

Type Holiday

Year Established Circa 1979

Sites 100 total sites including 3 cabins

Residence Yes – completely refurbished manager's residence

Amenities 1 x Amenities Blocks

Laundry Coin operated Guest Laundry

Other Facilities Kitchen facilities including outdoor sinks, communal microwave and fridge.

Undercover area with coin operated electric BBQ, picnic tables and bench seats.

On site dump point.

# FINANCIAL INFORMATION

Tariffs

Cabins \$92

Extra Adult \$20

Camping \$20 Adult

\$7.50 Child

Turnover

1st February 2022 - 31st January 2023 \$695,132

EBITDAR

(Earnings before interest taxation depreciation amortisation rent)

1st February 2022 - 31st January 2023 \$555,758.27

Financial statements prepared by the Vendor's accountant and trading details are available to suitably qualified applicants from CRE Brokers upon completion of the enclosed Confidentiality Agreement (CA).

Click [here](#) to download Confidentiality Agreement.

# INSPECTION DETAILS

Inspections are strictly by appointment only.

To arrange an inspection or for further details, contact the CRE Brokers' selling agents:

Connolly Roberts Estate Agents Pty Ltd

Trading as CRE Brokers

Address: Unit 4, 10 Lakewood Boulevard Carrum Downs Vic. 3201

Telephone: 1300 76 78 02

Facsimile: 03 9580 3355

# AGENTS CONTACT DETAILS



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