

**1045 Mossman Mount Molloy Road, Julatten, Qld
4871**



Sold House

Thursday, 10 August 2023

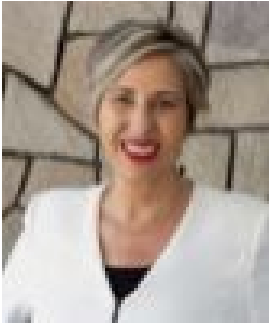
1045 Mossman Mount Molloy Road, Julatten, Qld 4871

Bedrooms: 4

Bathrooms: 1

Area: 2 m2

Type: House



Soula Kazakis
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Contact agent

Only a 20 minute drive from the tourist mecca of Port Douglas is the cool high country of Julatten. Julatten is more a region than a town, and one of the main hubs is the Nine Mile Store and Tableland Caravan Park servicing the community as you arrive at the top of the Rex Range since 1979. Ray White Port Douglas is proudly offering for sale the 6.96 Acres that these facilities are located on and the guaranteed income from the two long term tenants/business owners. Both businesses have been operating successfully for many years. The combined income of \$37,300 per annum makes this property a hassle free investment for any astute purchaser. Conveniently located with significant passing traffic, the site enjoys approximately 200m frontage to Mossman Mt Molloy Road, the bitchem infrastructure allows for easy drive through access for large vehicles and caravans as well as parking. The Nine Mile Store is more than just a service station, it is also a convenience store well known for its pies, food, basic groceries and friendly service. The current Lessee has been operating this business for 8 years. The lease is in place until May 2026 and the lessee has the option to extend for a further 3 years. The Tableland Caravan Park has been operated by the same family for over 20 years. The current lease expires in September 2025 and the Lessee has the option to extend for a further 3 year term. With 23 powered sites this property is truly a hidden gem that has ample opportunity for improvements and increased revenue potential. Ample unpowered sites are available for travellers with caravans, campers and motorhomes. Situated on the property and currently the Office of the Caravan Park and Residence of the Lessee is a basic solid block 4 bedroom/1 bathroom house. There is also an inground pool and substantial communal amenities block with bathrooms and laundry facilities. The Lessees pay their own insurances, utilities, water and waste removal, the Lessor is responsible for council rates. The rent is subject to annual CPI review. With the shortage of housing in the Douglas and Mareeba Shire this Caravan Park has many long term tenants. There is amazing potential here to expand and add small cabins or more powered sites (STCA). For more information or to arrange an inspection please contact Soula Kazakis on 0422 966 573 This property is going to Auction onsite on Friday 11 August 2023. To view the Live Auction on auction day, register your interest or for Online Bidder Registration, please follow this link to our Auctions Live platform:
<https://auctionslive.com/app/bidder-registration/yQexn> At a Glance • 6.96 Acres • Rental Return \$37,300 p/a • Long Term Tenants • Fuel Station/Convenience Store • Tableland Caravan Park • Hassle Free Investment Option • Commercial Zoning - Mareeba Shire Council