

# 651 Snowy Mountains Highway, Pine Valley, NSW 2630



## Sold Acreage

Friday, 8 March 2024

651 Snowy Mountains Highway, Pine Valley, NSW 2630

Bedrooms: 12

Bathrooms: 10

Parkings: 13

Area: 1 m2

Type: Acreage



Craig Schofield  
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**\$1,015,000**

Alpine Country Motel A Very RARE - Income and Lifestyle Change awaits. Looking for a business opportunity with the bonus of a 1.6 Hectare lifestyle block? Then look no further than the Alpine Country Motel. Located approx. 6.5km West of Cooma's town centre. There is a huge demand for accommodation all year round in the area, skiing in winter or fishing, mountain biking, hiking in the summer months. The Motel is set back from the Highway and is Besser block construction currently owner-occupied, the Motel comprises 9 guest rooms, each with its own bathroom, and a fully self-contained 3-bedroom, 1 bathroom residence. A great feature is the dining area and industrial kitchen giving a new owner the opportunity for additional income by offering breakfast, lunch and/or dinner to your guests. Plenty of off-street parking is available. To the rear of the Motel, there is one large paddock (approx. 3 acres in size) complete with a round yard. The property is connected to bore water (license for 6 units/megalitres) and septic tank, mains power and is zoned RU1 Primary Production.