

87 Heusman Street, Mount Perry, Qld 4671



Sold House

Wednesday, 27 September 2023

87 Heusman Street, Mount Perry, Qld 4671

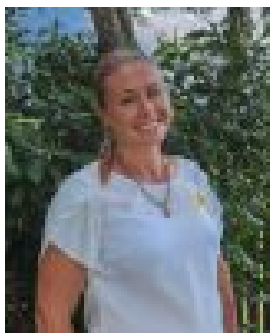
Bedrooms: 7

Bathrooms: 10

Parkings: 13

Area: 2514 m2

Type: House



Kelly Weller

0743067007

\$575,000

Welcome to the "Mount Perry Federal Inn" a Boutique Motel & Restaurant. Situated in the Breathtaking Gold Mining Town of Mount Perry you will find this lovingly restored Historic Building. Once an Open-Air Picture Theatre, the building was brought back to life using recycled materials from the theatre, whilst keeping the unique facade to bring you the "Mount Perry Federal Inn". An amazing opportunity for a couple wanting to be their own boss and live the country lifestyle. Would also be suited to an astute investor. With fantastic Staff already in place there is no need to be here every day, alternatively employ a manager and let them manage the business for you. With an impressive financial performance, the Federal Inn is returning large net profits of 57% and a strong 80% occupancy rate. Mount Perry is located approximately 1 Hour West of Bundaberg, 4 hours to Brisbane Airport and boasts many great facilities including a 9 Hole Golf Course, Racecourse, Showgrounds, Large Recreation Centre, Caravan Park, Community Vegetable Garden, Community Crop Swap, Medical Centre, Vet (visiting), Service Station/Hardware Store, Post Office, Council Office, Art Gallery, Museum, Pub, General Store, State Primary School & Police Station. There is also a Bus to Gin Gin State High School. Alternatively, you may have a large family and need a large home. This property could easily be converted into a Large Family Home, perfect for combined families or if the grandparents are moving in too. At A Glance Land - 2 x Lots on 1 Title - 2,514 sqm - Inn is located on an approx. 1080sqm Allotment - Beautiful Local Hardwood Timber Post & Rail Fencing - Town Water - BioCycle Septic System - Bin Collection - Vacant Block of Land at the End of Augustus Street - approx. 1,434sqm - Gently Undulating - Backs onto a Creek - Fully Fenced Accommodation - 6 Reverse Cycle Airconditioned Rooms with Ensuities consisting of the following - 4 Rooms with Queen Beds - 1 Room with 2 King Single Beds - 1 Family Room with 1 Queen Bed and 2 Single Beds - All rooms have a small Kitchenette with Fridge & Coffee Making Facilities - Ensuities have a Shower, Toilet & Wash Basin - Courtyards - On Site Laundry Room On Site Managers Accommodation/Additional Family Room - Large Airconditioned Open Plan Space on Second Floor - Consists of 2 x Queen Beds, 3 x Single Beds - Kitchenette - Bathroom with Shower, Bathtub, Toilet & Wash Basin - Currently used as Additional Accommodation, but would be perfect for an On-Site Manager Restaurant - Beautiful Polished Timber Floors Throughout - Cathedral Ceilings with Chandelier - Airconditioned Dining Area to Seat 26 Inside and 41 Outside - Licensed Bar Area with 4 Beers & Canadian Club on Tap - Brand New Dining Chairs for Inside Dining Area - Beautiful Deck overlooking the magnificent Hoop Pines and surrounding Countryside - Men & Womens Bathroom Facilities - Disabled Bathroom - Fantastic Lunch & Dinner Menu - Restaurant currently prepares Takeaway Lunches for the Mine Workers who stay here - Caterer for the Mount Perry Races 2023 and other Local Events Kitchen - Stainless Steel Commercial Kitchen - 2 x Fryers - 4 x Gas stove Cookers - 1 x Large Oven - 2 x Cold Rooms - 7 x Freezers - 1 x Fridge Additional Information - Office Space on Site - Large Store Room - Onsite Picture Theatre Museum - Gas Hot Water - 22,000L Rainwater Tank for Drinking Water & Bar - 13KVA Generator - Rates \$1,952.75 per year - Zoned General Residential - Licenses are up to date - Walk In Walk Out - ROI - 57% - Returning Very Good Profits (12 month's Figures Available to Serious Buyers) - 80% Occupancy Rate - VW Van & Stock available by Negotiation Staff - Current Owners work 3 Days a Week - 7 Staff Members, including 2 Cooks - all Locals who would like to stay - Current Owners are willing to stay on as long as needed for Hand Over Potential Growth - Block on Augustus Street - maybe able to be sold off, maybe Build Additional Accommodation/Air BnB *STCA - Additional Land at the Rear of the Garden Dining Area available for Lease/Purchase. This would increase dining area and could be a great location for Weddings/Special Events - The Restaurant could grow with the addition of Longer Opening Hours, Sunday Nights & the addition of a Breakfast Menu Location - 35 mins to Gin Gin (52km) - 72 mins to Bundaberg Airport (103km) - 4 hrs to Brisbane Airport (365km) *** ALL REASONABLE OFFERS WILL BE CONSIDERED *** To book your private inspection, contact Agent Kelly Weller on 0413 445 101 or kelly.weller@raywhite.com * Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. *