

**4326 Kiewa Valley Highway, Dederang, VIC, 3691**

**Lewin**

**House For Sale**

Thursday, 22 August 2024

4326 Kiewa Valley Highway, Dederang, VIC, 3691

**Bedrooms: 14**

**Bathrooms: 13**

**Type: House**



Brian Lewin

## Freehold Going Concern

Looking for a Lifestyle Change?

First time offered to the market in over 33 years!

The 'Dederang Hotel' is a first-class example of everything a 'Great Classic Country Pub' has to offer. People travel near and far and it is a destination stop for good old fashioned service, meals and accommodation. With very little social media, advertising and self-promotion, the new owner has a massive upside to increase revenue exponentially.

Situated at the foothills of the stunning Victorian High Country, the hotel is the only pub for miles and offers multiple income streams with a strong accommodation offering. Comprising of 5 internal classic pub rooms along with 3 x 2 bedroom self-contained cabins with room to add an additional 6 x cabins (STCA) situated at the rear. There is also a spacious 3 bedroom family residence at the rear of the main hotel. With current occupancy at approx. 50% an additional 6 cabin's provides huge potential to increase accommodation revenue.

The 'Ranga' known as by the locals, is the central hub for all the surrounding sporting clubs. Supporting the local Football, Cricket, Lawn Bowls teams, Netball, TAB Race Meeting, Pool Competition, Darts, Poker and Golf Course, just to name a few.

The new owner has to be prepared to immerse themselves in the community and reap the rewards of what this wonderful community brings. There Footy Tipping Competition is one of the biggest in Victoria...

Other features include a diverse beer garden space with a large under cover section, serviced by an extension of the internal bar this can easily double as an independent function space, an open-air area in between another undercover area that also doubles as an outdoor kitchen with a wood fired pizza oven that is the engine room for Friday night pizza nights, an updated well-equipped commercial kitchen, dining space with capacity for 65 plus an additional 35 seats within the bar area.

Key Features:

- \* Multiple income streams with bar / food / accommodation
- \* TAB 'Country' Race Meeting in January
- \* Massive potential for accommodation growth
- \* Bottle Shop
- \* Commercial Kitchen
- \* Popular tourist area across throughout the year
- \* Well supported by locals and community sporting clubs
- \* Pub of choice in the district
- \* 3 bedroom on-site family residence + multiple storage options
- \* Enclosed all weather beer garden
- \* Gateway to the High Country and snowfields
- \* Huge footy tipping competition
- \* Multiple Storage Facilities
- \* Situated upon approx. 7,466m<sup>2</sup> of Farming (FZ) Zoned land

A proven strong performer, the Dederang Hotel has the proven foundation to work from and improve upon.