



## Safe Money Maker: Hervey Bay- ID 9127

Mixed Management Rights for Sale

Chart a course for growth and lifestyle in one of Queensland's hidden gems.

- Poor owners' health creates opportunity.
- Owner wants all offers presented.
- Large office / reception area on title.
- Significant exclusive use parking areas with additional parking on title.

**Price** \$1,920,000  
**Property Type** Commercial

### Agent Details

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### Office Details

MR Sales  
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**MR** Sales

- Visible from street and shopping centre opposite.
- Solid, reliable repeat business.
- Successful and proven track record.
- Established easy to follow systems, fantastic for a newcomer to the industry.
- Large 3-bedroom residence, easily converted to a rare 4-bedroom residence with separate office and large adjoining reception area with separate entrances.
- Recently renovated low maintenance garden areas.
- Boom tourism growth area, with world recognition.
- Area has a thriving real estate market, strong economy, enjoys strong growth in business, population, and industry.
- Profile position with huge upside growth.
- Value adds options of easily expandable tourism/ holiday complex or even a real estate business for the right operator are options.
- The business could easily establish systems to book all tours and activities – Fraser Island, Whale Watching (Jul-Nov), Lady Elliot, Scenic Tours, Fishing Charters, Golf, Bowls, Diving, Sailing, Sky Diving, Dinner Cruises, Dolphin Tours, Bicycle hire, Horse riding, all water sports, and many other activities. Most tours offer free transfer to and from the properties they service, and guests would be able to leave their car at the property at no extra charge.
- If you are with happy maintaining the status just continue as is with long term agreements already in place and working well.

**Holiday Letting: 10, Permanent Letting: 28, Outside Agents: 5**

**Prime Location:** Situated in the vibrant Pialba district of Hervey Bay, a stone's throw from Brisbane.

**Elegant Living Space:** A spacious manager's villa with three bedrooms, potential for four, and exceptional resort amenities.

**Unparalleled Facilities:** Features include dual saltwater pools, extensive outdoor areas, private villa parking, and a dedicated Tour Desk.

**Strong Investment Prospect:** Offering long agreements, with a promising net profit and a comprehensive investment package.

### **Why Consider This Opportunity?**

**Rising Destination:** Hervey Bay is burgeoning, famed for its pristine beaches, lively community, and growing tourist appeal.

**Full-Featured Offering:** 64 villas, each with private undercover parking, free Wi-Fi, and more than 50% in the letting pool.

**Attractive Investment:** Competitive financial terms with a substantial return on investment, highlighting both profitability and lifestyle advantages.

This offering isn't just a business transaction; it's an invitation to a life of fulfillment and success in a growing coastal town. Whether you're looking for a dynamic business challenge or a strategic real estate asset, this opportunity is marked for remarkable growth and achievement. Seize the moment to make a wise investment that comes with the joy of coastal living.

The city of Hervey Bay is located a comfortable three-and-a-half-hour drive or 45-minute flight north of Brisbane. Jetstar and Virgin Blue now fly directly to Hervey Bay from Sydney. Hervey Bay has truly come of age, maintaining its youthful, natural good looks but offering the attractions of a mature, established city.

Median age of people in Hervey Bay was 48 years. Children aged 0 - 14 years made up 16.8% of the population and people aged 65 years and over made up 28.2% of the population.

Approx 1.4 million overnight visitors come to this region each year.

Lifestyle. It's the reason most people give for coming to Hervey Bay and the reason they give for staying.

A new \$100m regional library building and Council admin centre. population of Hervey Bay in 2024 is estimated at 58,001. Trends show this growth rate - one of Australia's highest - will continue.

Thriving economy, fantastic weather, and strong demand for rental houses, Hervey Bay offers plenty of opportunities for property investment. Announced as the seventh most popular spot in the country in the Wotif 2022 Aussie Town of the Year Awards which are based on accommodation quality, affordability and traveller satisfaction based on reviews on Wotif.com.

**Net Profit:** \$386,551

**Total Asking Price:** \$1,920,000

(Inclusive of manager's real estate)

For further information or to arrange an inspection of this management rights business for sale contact:

Management Rights Broker

Michael Philpott

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