



## UNDER OFFER - LIFESTYLE CHANGE - NOW IS THE TIME

Land/Development

Adventure Fun Park Gippsland, 459 Princes Highway, Lucknow, Vic 3875

**Floor Area:** 1 m<sup>2</sup>

**Land Area:** 4.51ha (11.14 acres)  
(approx)

### Property Description

#### ADVENTURE FUN PARK GIPPSLAND

Live and work on-site in the great outdoor fresh air in beautiful sunny Bairnsdale. Working in the Fun Park is a relaxed stress-free environment in tranquil surrounds serving fun-loving happy customers. Hours 10-5, 7 days a week where all work can be done between those hours. Business is easily operated with one person during the week and an extra person on the weekends and holidays, or an ideal family operation. So much easier and a lot less hours than a caravan park or motel, or many other self-employed businesses. That's why they have been doing it for 30 years. Earn 70% of your income in 70 days, so opportunity to expand, or to take holidays during quieter months.

This site has just obtained a planning permit to build a service station/fast food outlet/caravan park/car wash/and boat/caravan storage area with VicRoads approved plans, on adjoining land included in the sale. The permit is gold because it is very hard to get! Over 17,000 vehicles pass daily – more during the peak times. Bairnsdale is approximately a three-hour drive east of Melbourne (280km) on the doorstep of the famous Gippsland Lakes water system and close to the snowfields of Mount Hotham. The opportunity exists to own and operate the Fun Park and lease the land ...

**For Sale**

\$2,300,000 + GST (if applicable)

For Sale

### Additional Details

#### Tenure Type

Tenanted  
Investment



**Matt Baylis**  
03 5152 3311

**Chris Martin**  
03 5152 3311

King and Heath First National - Bairnsdale  
125 Main Street, Bairnsdale Vic 3875