

**Villa 728/15 Thompsons Road, Pokolbin, NSW, 2320**



## **Unit For Sale**

Saturday, 7 December 2024

Villa 728/15 Thompsons Road, Pokolbin, NSW, 2320

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Bryce Gibson

0240506000

## **Investment Opportunity: Holiday Home in the Heart of Hunter Valley**

We are pleased to present an exceptional opportunity for discerning investors seeking a prime holiday home in the picturesque location of Pokolbin. This meticulously maintained property offers a perfect blend of comfort and convenience, making it an ideal retreat for both personal enjoyment and lucrative rental potential.

### **Property Features:**

**3 Bedrooms:** Each bedroom is thoughtfully designed to provide ample space and comfort, featuring built-in robes that enhance storage solutions while maintaining a clean aesthetic.

**2.5 Bathrooms:** The property boasts two well-appointed bathrooms, ensuring convenience for guests and residents alike. High-quality fixtures and finishes add a touch of luxury to everyday living, plus additional power room down stairs

**Climate Control:** Enjoy year-round comfort with split system air conditioning and gas fire, allowing for a pleasant atmosphere regardless of the season.

**Prime Location:** Nestled in the renowned wine region of Pokolbin, this holiday home is surrounded by stunning vineyards, gourmet restaurants, and a wealth of outdoor activities. Its strategic location makes it an attractive option for short-term rentals, catering to tourists and holidaymakers seeking an idyllic getaway.

This property not only serves as a serene escape but also represents a sound investment in a thriving market. With the growing demand for holiday accommodations in Pokolbin, this residence is poised to generate significant rental income while providing a personal sanctuary for the owner.

January 2024- October 2024: Gross revenue: \$69,478.05 (full years avg \$88-90k) less Operator expenses of \$41,976.77 less outgoings: \$17,690.09 (12 months worth)

We invite you to explore this remarkable property and envision the possibilities it holds. For further information or to schedule a private viewing, please contact us at your earliest convenience.

Seize this opportunity to invest in a holiday home that promises both enjoyment and financial return in the heart of one of Australia's most sought-after destinations. For more details contact Bryce Gibson of LJ Hooker Cessnock today