



## About Us !

Real Estate Downunder specialise in tourism related businesses and unique estates. We remain proud for each and every transaction we handle. Through experience we are placed to offer our clients a value added service. Our efficiency, reliability and trustworthiness ensure that each and every transaction is accurate, on time and transparent. We are at your service.....

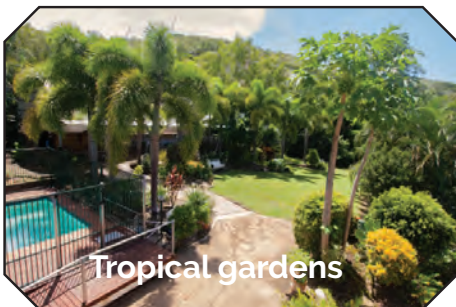
## Opportunity at hand!

- Stress free live in business with strong potential to grow and expand.
- Centrally located in the enchanting township of Cooktown. Close to shops, services and attractions
- One of the best places in Australia to live, work and enjoy your life.
- Self-contained studio accommodation for owner or management.
- Set on 2,908 m2 of land with open space.
- Created concept plans for vacant land.

## Property Features

- Tourism Business
- 12 Guest rooms
- Top Function Venue
- Well Established
- Strong online sales
- Central location
- New bathrooms
- Refurbished 2011
- New roof 2013
- Repeat Clientelle
- Popular venue
- Well maintained

OFFERED AT **\$1,250,000**



Tropical gardens



10m Swimming pool



Refurbished 2011



T: (07) 4060 3159  
M: 0407 654 066



[Yours@RealEstateDownunder.com](mailto:Yours@RealEstateDownunder.com)



P.O Box 35, Palm Cove  
Queensland, 4879

# Discover a charming place to live



## Opportunity

## Location

A tropical paradise tucked away into the heart of Cooktown. Built in the 1880s, historic Hillcrest Guest House offers you a charming home plus a good income. If you've been dreaming of moving to tropical Far North Queensland, this sensational business package is the perfect excuse.

A rare opportunity to acquire a fully renovated original Queenslander, also a very successful tourism business. Set on 2908sqm of land, the buildings using around 500sqm there is clearly room to expand and council ready concept plans available to do so.

Extensive renovations carried out since 2011 have created a cool, clean, inviting home. Packed with history, and rich in flora and fauna, making an ideal place to call home!

Cooktown the tropical gateway to Cape York attracts thousands of domestic and international visitors each year, with the Grassy Hill Lookout being a must-see attraction. Nestled into the base of Grassy Hill and a 500 metre stroll to the town centre. Pristine beaches, tropical lagoons, waterfalls, and outstanding fishing await,

Cape York is noted to be one of the world's last untouched frontiers, for many it is on the top of the bucket list. Cooktown is a unspoilt, small historic coastal town surrounded by stunning unparalleled countryside, Aboriginal culture, nestled inside Australia's Great Barrier Reef.

With its laid-back atmosphere and friendly people it is a charming place to call home. Cooktown sits at the mouth of the Endeavour River, 267km from Port Douglas.



# A special place to call home



## Particulars

- Twelve guest rooms, catering for singles, couples and families.
- New roof replacement in 2013.
- Electricity upgraded 2 phase to 3 phase.
- Full fit-out to each guest room, including air-conditioning, TVs and bar fridges.
- Bathrooms fully refurbished.
- All 56 windows replaced and original timber floors polished.
- 10m pool in beautiful tropical gardens.
- Shared kitchen and dining facilities.
- Functions delivered: Weddings, School Graduations, Conferencing, Birthdays.
- Ability to hire venue for self catering.
- Self-contained studio for owners.
- Detached building with three newly renovated ensuite rooms.

## Highlights

Unique lifestyle makes Cooktown one of the best places in Australia to live and work.

Functions are a great source of income as the customer pre books and pays for the requested number of guests. The ability to book the accommodation to accompany the function. Families love the Hillcrest with loads of room to play.

Plenty of room to expand accommodation with council ready concept plans in place to do so. This addition will further broaden the market reach with additional room types. High ranking web site that has recently been upgraded, strong channel manager connections with online mobile booking platform.

With a steady business model which can support on-site management. Centrally located function centre that attracts corporate meetings, weddings, workshops and special interest self catering groups.



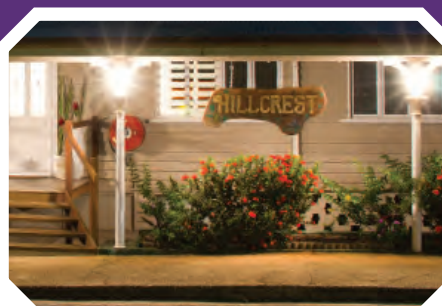
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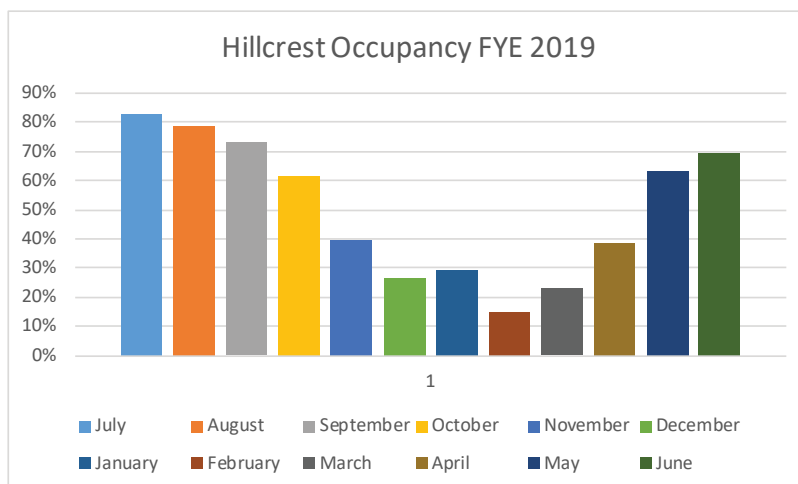


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## Commercial Facts

- Two night average length of stay.
- Profitable function venue additional to room revenue.
- 50% average occupancy.
- Average net room rate \$118.
- Repeat business clientele since 2011.
- 9.2 guest rating with Booking.com
- Revenue strong enough to support management & staff with room to grow.



## Regional Update

**The surrounding region of Cooktown and it's many sunny laid-back charms are proving ever more popular with buyers and investors. The tyranny of distance is over!**

Nestled between the World Heritage rainforest and the Great Barrier Reef is the Great Barrier Reef & Rainforest Coast. The greater Cooktown region is a charming historical region, unspoilt by the urgency of modern life. Its close proximity to nearby reefs, deserted beaches and river systems make it an ideal fishing destination. While it is best known for its endemic wildlife, culture, history, bird watching and infamous barramundi stocks the region is an enchanting place to call home.

Real Estate has experienced a much better 2019 than previous years. Most investors are buying to live in the regions unspoilt environment, however there are also some big investors buying into the area. The regions growth is unlikely to match the likes of other places or lose its frontier charm in a hurry. In 2020 Cooktown and the whole of Australia celebrates 250 years since the arrival of Captain Cook. Cooktown is to host the Cooktown Expo show casing the regions place in our countries founding and Australia's first Aboriginal/European reconciliation.