

# 12 PELICAN COURT

Options for the Astute Investor



## THREE SMART OPTIONS

BY KERRY SIMCOCK

12 Pelican Court, Meningie is a comfortable home located on a 7 acre block with commanding views of the Coorong.

This two (2) bedroom home has commanding rural bush views to the east and the front living area and kitchen take in sweeping Coorong views.

12 Pelican Court has been developed to ensure that there is always a comfortable spot to enjoy the view, no matter the season.

40,000L of rainwater, solar panelling and full furnishing mean that this property is self sufficient and ready for guests.

12 Pelican Court, Meningie will suit the astute investor, who has their eye on the future prospects of the Coorong region.

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# 12 PELICAN COURT

BUYERS PROSPECTUS

## OVERVIEW

12 Pelican Court, Meningie is a comfortable holiday or retirement home located on a 7 acre block with commanding views of the Coorong.

Fully furnished, this property is offered as a walk in walk out sale, meaning that you can enjoy the Coorong lifestyle from day one.

All furniture, linens, kitchen equipment and utensils are included.

12 Pelican Court has been a much loved family retreat and it is now ready for new owners to create their own memories and place their mark on this idyllic property.

**YOU CAN NEVER  
HAVE TOO MUCH  
COORONG!**

12 Pelican Court, Meningie is nestled at the top of the Noonameena community, adjacent to the Coorong National Park Head Office, giving you access to the best kept Coorong secrets.

A short 10 minute drive to the Meningie township will deck you out with all of your necessary supplies and services.





## THREE OPTIONS

### OPTION#1 - HOLIDAY RENTAL

Investor ready, 12 Pelican Court, can be easily set up as an Accommodation Business.

Imagine the possibilities! The property provides outstanding Coorong views and yet is completely private, which makes it a rare option in the local holiday market.

Current occupancy rates in the Coorong and Murraylands region, for all accommodation types is 45-55%.

And, nightly charge rates for a two bedroom fully furnished property range from \$215 to \$350 per night (peak season & events).

**'DEMAND FOR ACCOMMODATION WILL GROW SUBSTANTIALLY AS THE SA MOTORSPORT PARK, #THEBEND, REVS UP'**

12 Pelican Court Meningie is a thirty (30) minute drive to the SA Motorsport Park at Tailem Bend.

This makes 12 Pelican Court a real option for international guests wanting their fix of both #motorsport and the #Coorong.



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## THREE OPTIONS

### OPTION#2 - RETIREMENT

12 Pelican Court, Meningie has been established as a low maintenance, self sustaining home.

Easy care, native gardens have been planted that provide both privacy and natural screening from the southerly winds of the Coorong.

With close access, by road, to the Meningie township, you will never be far from all of the key services.

Meningie boasts a full accident and emergency service from its hospital and is supported by four Doctors. A helipad means that you are never far from critical care in the event of a true emergency.

## RETIREMENT MEANS IT'S TIME FOR A NEW ADVENTURE

Meningie is also a very social community, with lots of services for residents, including:

- Golf, Bowling, Netball and Football Clubs
- A diverse range of shopping, meal options and venues
- An Area School
- A gymnasium and oval complex





## THREE OPTIONS

### OPTION#3 - SUBDIVIDE

12 Pelican Court, Meningie is on 2.84 Ha (7 acres) of land and, subject to council consents, the property may be subdivided.

Create your own, on-site, super fund - or develop the land further with additional accommodation Units or Villas.

Both options provide additional income for an astute owner and can future proof your investment.

'NOONAMEENA IS THE HEADQUARTERS OF THE ICONIC COORONG NATIONAL PARK'

Located at the head of the Coorong, 12 Pelican Court provides good, easy, **tourist** access to some of the most majestic locations in the Coorong including:

Tauwitchere Barrages

Mark Point

Long Point

Sam's Island

Rob's Point

Raukkan Aboriginal Community

The Narrows at Narrung

Point Malcolm at Narrung

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BUYERS PROSPECTUS

## #THE BEND

'The Bend' is currently under development in Tailem Bend just 30 min from 12 Pelican Court, Meningie.

By all standards this is the most significant development in Australian Motor Sport history.

When operational in early 2018, 'The Bend' will be of International standard in motorsport facilities with a scheduled racing calendar of weekly events for all disciplines of motor racing.

Segments of the track are already complete with events locked in from December 2017.

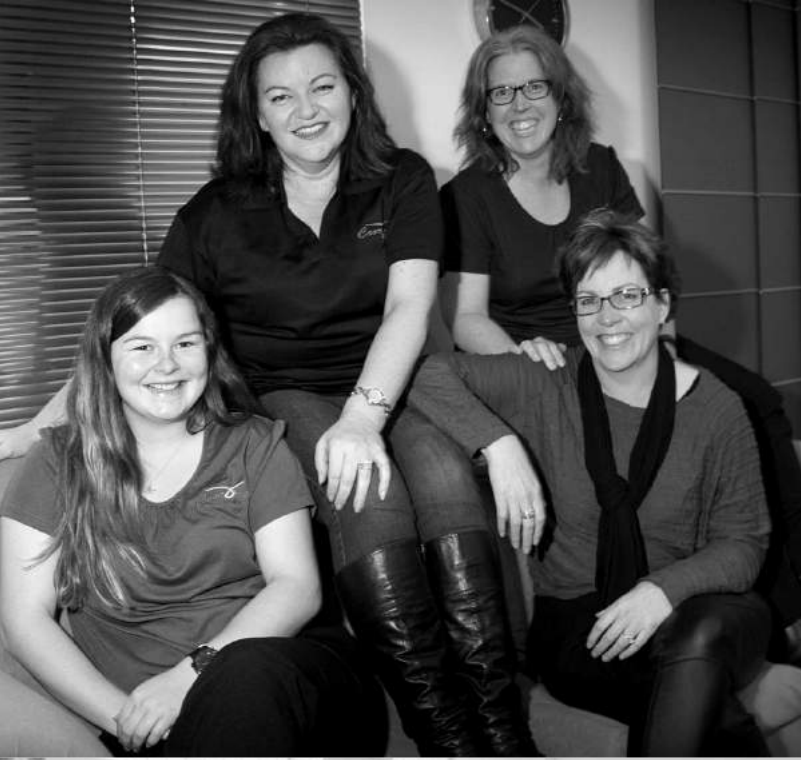
**'#THEBEND WILL BE A  
MOTORSPORT THEME PARK  
- YOU CAN EAT, BREATHE,  
SLEEP MOTORSPORT 24/7'**

Research has identified that, while a 100 room hotel is under construction to accommodate key guests, there will be a significant shortage of quality, high-end accommodation in the Coorong region for corporate and international guests.

These discerning travellers have a reputation for demanding high-end accommodation within a 50 km radius of a major racing complex.







## MANAGEMENT OPTIONS

Interested in investing, but don't want the hassle? You may be a 'hands off' investor or new to the accommodation business.

Either way we can help you!

At Coorong Realty we offer a high end, total property management service to take care of your commercial and holiday rental assets.

We manage more than 60 individual homes as a fully furnished accommodation and holiday rental service.

Our properties are fully serviced, maintained and cleaned and receive a full linen changeover and delivery service.

**'WE LOOK AFTER  
YOUR HOLIDAY  
PROPERTY - LIKE  
IT IS OUR OWN'**

Our total property management solution is a full suite service including:

- Holiday rental property marketing
- Accommodation booking service
- Guest coordination
- Guest support
- Cleaning
- Linen changeover
- Styling advice
- Inventory management
- Repairs and maintenance

# 12 PELICAN COURT

Questions?



## MORE INFO?

Want more information about:

- 12 Pelican Court?
- Holiday Rental Management?
- Property Development?



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