



31 Palm Creek Rd, Tanawha



## A TRULY STUNNING OPPORTUNITY – A MUST SEE!!!

MAKE NO MISTAKE – THIS PROPERTY IS AN ABSOLUTE MUST SEE OPPORTUNITY AND YOU NEED TO BE QUICK BEFORE IT'S WHIPPED UP!

Right in the heart of the Sunshine Coast with exceptional access to the Bruce Highway and to the whole Coast is this prime, undulating property set on a stunning 19.4 acre property which is now up for grabs as the current owners look to hang up the gloves and prepare for retirement.

As it stands, the property is currently utilised as an exceptionally low maintenance 9 hole golf course that has seen a vast improvement over the last 14 years by the ex-landscaper owners. As a result of their efforts, the hard work is done! With not a thing left to do but to carry on with business and reap the rewards of the current and growing clientele base the property offers the ULTIMATE in lifestyle business opportunities.

Putting aside the obvious beauty and business opportunity on offer, it's the sheer location that really positions this property unbelievably well for the future, given it's proximity to the ever popular Maroochy Botanic Gardens, Tanawha Tourist Drive and centrality to the whole Sunshine Coast.

So whether you're looking for a stunning and I mean stunning and comfortable lifestyle business opportunity or you're looking to simply privatise

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**Price** \$2,450,000  
**Property Type** residential  
**Property ID** 8

### AGENT DETAILS

Will Emms - 0423 380 685

### OFFICE DETAILS

Property Lane Realty  
 07 5456 1705



this beautiful course all for yourself, then you've come to the right place! I've said it before and I'll say it again, you must see this property in person, you will not be disappointed!

#### WHY IS THIS AN OPPORTUNITY LIKE NO OTHER???

If you've read this far and you're wanting to know more about why this property is so unique and the opportunity is so incredible, then please read on!

With the Sunshine Coast Planning Scheme allowing for a total of 8 short term accommodation units and considering the property is only just next door to the beautiful Maroochy Botanic Gardens, the scope for expansion of the income stream is outstanding! Good wedding venues (and I do mean really good wedding venues) are not that easy to find and with the increasingly lucrative wedding industry in Australia to be estimated at \*116,000 weddings and generating \$2 Billion annually\* the property is superbly positioned to capitalise on a small portion of those statistics.

With the Sunshine Coast experiencing exponential growth and expecting to continue for the next 10 years at least, I do believe that this property is arguably one of the best possible Wedding Venue locations on the Sunshine Coast.

#### SUNSHINE COAST PROPERTY VALUE CHALLENGE!

No matter which way you look at it, the property represents AMAZING value, with the freehold, infrastructure and business alone appraised at \$2.95M, the whole kit and caboodle is being sold for a bargain! I challenge anyone to find a better value property similar to this on the Sunshine Coast that literally comes with a free going concern with all plant, equipment & stock at valuation thrown in.

\$2.45M is not a typo and it's certainly no gimmick. The sellers are simply keen to retire so don't hesitate, contact me call directly on 0423 380 685 or [will.emms@propertylane.com.au](mailto:will.emms@propertylane.com.au) for a clear understanding on the business and freehold details with all inclusions!

\* <http://www.weddingindustry.com.au/>\*

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