



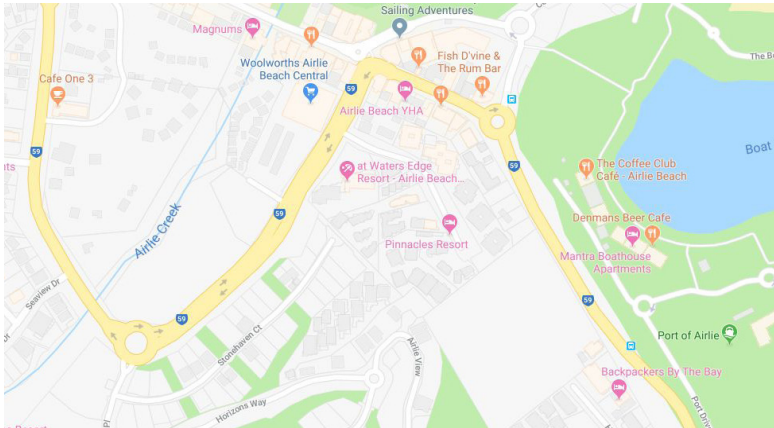
GATEWAY TO THE WHITSUNDAYS  
**AIRLIE BEACH**

Airlie Beach, an Australian resort town on Queensland's Whitsunday Coast, is a gateway to the Whitsunday Islands and the Great Barrier Reef. Sea cruises depart from the Port of Airlie, Abell Point Marina and Shute Harbour. The Airlie Beach Lagoon is a man-made swimming area with a family-friendly beach and park. The town is also known for nightlife ranging from backpacker bars to clubs.



74 WHITSUNDAY ISLANDS  
**WHITSUNDAYS**

The 74 Whitsunday Islands lie between the northeast coast of Queensland, Australia, and the Great Barrier Reef, a massive stretch of coral teeming with marine life. Most of the islands are uninhabited. They're characterized by dense rainforest, hiking trails and white sand beaches. The town of Airlie Beach on the mainland is the region's central hub.



# EXCLUSIVE - AIRLIE BEACH

## THE PERFECT LOCATION WITH HUGE \$600,000+ NETT

### Key Business Points:

- Huge Nett Over \$630,000+
- Mixed Long and Short Stay Business
- Perfect Location
- Accommodation Module of 25 Years up to 2037
- Great Body Corp Salary
- Good established repeat customers

Pricing	
Management Rights \$	\$3,185,155
Managers Unit \$	\$840,000
Total Price \$	\$4,025,155
Business Information	
Business Type	Mixed Long and Short Stay
Building Age	Built 1988
Building Levels/Floors	Multiple
Net Profit \$	\$637,031 + GST
Caretaking Fee	\$143,888 + GST
Total Lots in Complex	131
Letting Pool Units	75
Letting Agreement Term	19 years out of 25 years
Caretaking Agreement Term	19 years out of 25 years
Office Hours	See Information Memorandum
Facilities	
Pool	Yes
Sauna	Yes
Gym	Yes
BBQ	Yes
Conference	No
Cinema	No
Concierge	No
Car Parking	Yes
Other Features	Spa, Full Tennis, Cable TV, Wifi
Managers Units Beds	2 Bedrooms
Managers Units Bath	2 Bathrooms
Managers Units Car	Yes
Managers Office Size	-



RCA Business Brokers

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