



## 4 Hinkler Avenue BUNDABERG NORTH QLD

11 

Looking for a high cash flow freehold business? This fully approved and running 84 bed backpackers, currently at 100%, is for you. Located close to the heart of Bundaberg CBD with easy access to north and south Bundaberg's farmers.

Ideal to either run yourself or put a tenant in place.

Property preview:

- ? Approved for 84 beds.
- ? From \$220.00 per bed per week dorm room.
- ? Three buildings -147m2, 257m2 and 320m2.
- ? 1 newer building and 2 renovated and lifted.
- ? Recreation areas under all buildings.
- ? Inclusions list available to operate the business.
- ? 40 panel solar system.
- ? 1574m2 lot.

**Price** : Offer Above \$3,000,000  
**Building Size** : 724 sqm  
**Land Size** : 1574 sqm  
**View** : <https://www.thefourwalls.com.au/sale/qld/bundaberg-wide-bay/bundaberg-north-commercial/leisure/7918121>



**John Pappalardo**  
07 4154 7788