



22 Rivercrest Road, Gocup



STUNNING POTENTIAL FOR BUSINESS OR LIFESTYLE

Nestled in a private elevated setting on 7.48 hectares (18.48 acres), with stunning views over the picturesque valley towards Tumut, this one-of-a-kind property offers unlimited potential for the astute investor.

Previously run as a budget friendly accommodation venue and pet resort, the property comprises 3 buildings housing guest quarters, residence and a reception, as well as a dog and cat boarding facility. Boasting magnificent views, the accommodation consists of four 2 bedroom apartments with bathroom and kitchenette, along with two studio units. Ideal for management by a live-in owner/operator, the fully equipped residence comprises 2 bedrooms and 1 bathroom. A cool room, laundry and solar panel system for energy efficient living complete the property.

The pet resort features a reception, kitchen, cattery, 3 dog sections with multiple pens, store room, exercise area and animal crematorium. The surrounding land is cordoned into paddocks with a dam, 1 rainwater tank, and a second tank serviced by pump from the Tumut River (the property includes a water access licence).

Positioned just 6km from Tumut and built in the 1970s, the property is perfect for refurbishing and promoting as an accommodation venue and/or pet resort in the foothills of the Snowy Mountains. Alternatively, take advantage of the tranquil, scenic location and build your dream home, specifically designed to capture the stunning views.

 12  7  7.48 ha

Price	UNDER OFFER
Property Type	Commercial
Property ID	2031
Category	Hotel/Leisure, Other
Land Area	7.48 ha

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