

Hillcrest Mountain View Retreat

**Freehold Property Offered For Sale
Tweed Valley, Northern NSW, Australia**

LOCATION, LOCATION, LOCATION!

One of the Most Beautiful and Conveniently Located Properties in the Tweed Region of Northern NSW - with the added bonus of a successful Bed and Breakfast business for easy part-time income if required.



Hillcrest Mountain View Retreat - a multi Tourism Award winning B&B and S/C Cottage is offered for sale by the owners who now wish to fully retire.

Currently owner-operated by a husband and wife team with no extra staff required other than a casual masseuse, Hillcrest is ideal for a couple seeking a "tree-change" to the beautiful Northern Rivers region with an established part-time income, although the property will appeal to a variety of buyers who may wish to:

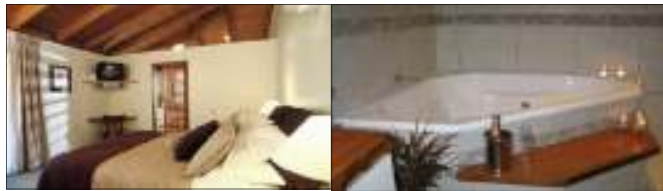


- Close the B&B and Just Enjoy Living in One of the Most Beautiful and Conveniently Located Properties in the Tweed region of Northern NSW;
- Operate "As-Is" for a Relaxed Lifestyle with Healthy Part-time Income;
- Expand with More Cottages/"Glamping" Tents, or Turn B&B Guest Wing into a Self Contained Apartment.



Operating since January 1999, this Council approved, successful lifestyle tourist accommodation business is situated on 5 landscaped and fenced acres, surrounded by 165 acre farm for the ultimate in views and privacy without having to maintain or pay rates on a larger plot. However owners of surrounding farm are willing to discuss a lease arrangement for adjustment of stock or boundary adjustment for more acreage if required.

Located on a peaceful (tarmac sealed) no-thru road in prestigious Upper Crystal Creek, just off a main tourist drive in the fast-growing Tweed Coast hinterland, only 12 mins from the centre of Murwillumbah, 35 minutes from Gold Coast airport, 75 minutes from Brisbane and 45 minutes from Byron Bay, Hillcrest has good



established turn-over but still offers room for expansion (with more cottages or "glamping" tents, weddings, provision of evening meals) for someone who wants more than a relaxed part-time workload.

As a residence only, the building floor-plan is such that the main house can easily be reverted to a 4 bedroom, 4 bathroom family home, with the added bonus of a separate 1 bedroom/ ensuite fully self-contained Cottage, set in its own private rain-forest garden approx 50m from the main house; giving the larger family a total of 5 bedrooms and 5 bathrooms.

With properties in this area selling for over \$2



million, Hillcrest is competitively priced to sell well below replacement value and is well worth the asking price without taking the business component into account - so if you're looking for a semi-retirement lifestyle business this is the bargain of the century!

Hillcrest enjoys massive internet exposure with extensive editorial and listings on too many to list accommodation directories. Print and internet advertising is in place for both current and future seasons.

Sale price includes three high ranking retail websites, plus one additional website kept exclusively to track print media advertising; copy of accreditation hand-book and time-limited training if required.



Offering sealed driveway/parking areas; 12 metre, pebble finished concrete, solar-heated salt-water pool; established easy-care garden; chicken shed/pen; horse shelter/feed shed; huge work-shed; tractor port and carport, Hillcrest is fully appointed and ready for a new owner/operator to take over and expand on an already successful lifestyle business in the fast growing Tweed or just kick back and relax into the Northern Rivers lifestyle.

Visit Website at:

www.hillcrestbb.com/sale

for more information and photographs

Phone: (02) 6679 1023

International: +61 2 6679 1023

The approx 570 square metre main residence is built in the shape of a square dough-nut around a central atrium with fishpond and tropical plants. 3 metre wide verandahs surround the house on all sides.

Separate, fully self contained honeymoon cottage set in its own secluded rainforest garden approx 50m from main house.

Perfect for "Empty Nesters"
Seeking a Tree-change with
Established Income

- Operate "As-Is" for a Laid-Back Lifestyle with Relaxed Part-time Workload;
- Variety of Expansion Options or Turn B&B Guest Wing into a Self-Contained Apartment;
- Close the Business and Just Enjoy Living in One of the Most Beautiful and Conveniently Located Properties in the Tweed Valley, Northern NSW.

More Information and photos at
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Your New Lifestyle Awaits
in Northern NSW
Australia

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Well Below Replacement Cost
AU\$1,350,000

REDUCED \$150,000 - Well Below Replacement Cost at \$1,350,000
One of the Most Beautiful and Conveniently Located
Properties in the Tweed Valley NSW, Australia.

