



## For Sale

Location: **Melbourne**  
Asking: **\$3,900,000**  
Type: **Accommodation-Motels**

### Exceptional Motel Opportunity: Leasehold and Freehold Growing South-Eastern Suburb

**Location:** Situated in the heart of Beaconsfield, this motel is ideally located just 2.5 kilometers from the Berwick commercial center. With excellent accessibility to major highways and public transportation, including a train station only 500 meters away, this property boasts a strategic position along Australia's Highway 1, surrounded by thriving commercial establishments.

#### Property Overview:

#### Guest Accommodations:

15 well-appointed guest rooms, including 14 standard rooms (single, double, and family suites) and 1 unit with private kitchen and bathroom facilities.

A manager's residence comprising a 2-bedroom house, totaling 16 accommodation units.

#### Facilities:

Comfortable and economical lodging standard.

Fully equipped guest room services.

High-efficiency solar power system installed.

Integrated hotel management software and online booking system.

Outdoor concrete parking area and landscaped green space.

Six municipal roadside advertising billboards.

#### Key Advantages:

#### Development Potential:

Approved plans for the addition of seven more guest rooms, ready for immediate construction.

#### Strategic Location:

Situated in one of Melbourne's mature and thriving areas, known for its high population density and robust infrastructure, promising excellent future growth prospects.

Strong occupancy rates for self-operated ventures and attractive rental income potential for leaseholders.

#### High Operational Efficiency:

The prime location ensures a steady stream of guests, ensuring high operational profitability.

Significant land value appreciation potential, providing an excellent foundation for further hotel expansion or commercial and residential development.

**Opportunity:** Whether you are looking to own and operate a thriving motel or seeking a lucrative investment with promising rental yields, this property offers an unparalleled opportunity. Benefit from its prime location, robust infrastructure, and significant development potential to maximize your returns in one of Melbourne's most dynamic regions.

**Contact:** For more information and to arrange a viewing, please contact Gabrielle Zhang on 0433 297

### Contact:

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