



21-23 Herbert Street, Boulia



## The BIGGEST Opportunity in Boulia!

If you've been down to Boulia, then you know the Australian Hotel Motel is THE place to be!

This is the opportunity of a lifetime for someone to be the lucky new owner of this fine business establishment.

Standing at 2 storeys, the Australian Hotel Motel boasts a fully licenced restaurant, serving tasty homemade meals and a refreshing beverage throughout the week, proudly providing these for Boulia since 1958! They are proud to be party of the community spirit, so it's no wonder you'll find locals and tourists alike socialising here. Their bar/dining area can host up to 80 people, catering for multiple events from themed events, dinners, parties, even receptions!

The Hotel/Motel features 9 x hotel rooms, with shared common facilities, plus an additional 13 ensuited motel rooms. A fantastic business opportunity as the main hub in town, there's be no shortage of guests coming to stay for a good night sleeps and a full belly.

PLUS Managers House included! – 3 bedrooms with split systems, an

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<b>Price</b>	Open to Offers
<b>Property Type</b>	Business
<b>Property ID</b>	3011

### Agent Details

John Tully – 0429 029 289

Kieran Tully – 0416 177 001

### Office Details

City and Country Realty  
23 Miles St Mount Isa QLD 4825  
Australia  
07 4743 9499



open living/dining space, bathroom with separate shower and bath, internal laundry, security screens throughout and an entertainment area – all in a neat block house package!

Located on a massive 4,046m<sup>2</sup> block, you do NOT want to miss this chance!

- 2 storey Hotel/Restaurant
- Bar/Hotel/Restaurant – serving Boulia since 1958
- Proud community spirit as a central social hotspot
- 9 x hotel rooms
- Shared common facilities
- Additional 13 ensuited motel rooms
- Bar/dining area can hold up to 80 people
- Catering for anything from events, dinners, occasions and more!
- 4,046m<sup>2</sup>

Managers House –

- 3 bedrooms with split systems
- Open living/dining with split system
- Bathroom with separate shower and bath
- Internal laundry
- Security screens throughout
- Entertainment area

If you've been waiting for your big break, this could be it! Call John Tully on 0429 029 289 or Kieran Tully 0416 177 001 for more information TODAY!

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