

PROPERTY REPORT

For Sale



The Muckadilla Hotel / Motel

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I. Disclaimer, GST and Sources of Information

I.1 DISCLAIMER

Subject to the provisions of the Trade Practices Act 1974 and subject to any other non-excludable statutory provisions or right all information given in relation to this property, whether contained in this document or given orally ('Information') is given without responsibility;

- intending purchasers should not rely on the Information but should satisfy themselves as to the truth, accuracy, relevance and completeness of the Information through their own inspections, searches, enquiries, advices or surveys by their own independent consultants or as is otherwise necessary, including by independently verifying the information said to be supplied from sources disclosed within the memorandum;
- intending purchasers should satisfy themselves as to the accuracy and validity of the conclusions noted in any studies, statistical information or reports which are referred to in the Information by making their own studies and securing their own reports as necessary;
- no person is authorised to give Information other than the Information in this document or in another official brochure;
- this document is not a recommendation with respect to the property and intending purchasers should seek their own independent financial advice;

I.2 GOODS AND SERVICES TAX

In preparing this report, the Vendors nor the Agents have verified, and make no representation or warranty concerning the likelihood or extent of any impact, directly or indirectly attributable to the GST in relation to the subject property and this report must be read with this limitation in mind.

We recommend you make your own enquiries as to matters relating to the impact of the GST and the costs, if any, associated with any GST.

Neither the Vendors nor the Agents are liable for any loss, damage, claim, cost, demand and expense of any kind whatsoever and howsoever arising in connection with the GST.

2. EXECUTIVE SUMMARY

2.1 INTRODUCTION

THE MUCKADILLA HOTEL/MOTEL, MUCKADILLA, Queensland 4461

The Muckadilla Hotel is situated 40K from the townships of Roma and Mitchell on the Warrego Highway. The pub boasts a long history having been built in 1912, today in 2017 “the pub Muka” as it is known by the locals is still a great pub to visit. Whether you’re a local from the region or travellers with a van touring the outback, the Muckadilla is a must stop.

2.2 THE OFFERING

The subject property is The Muckadilla Hotel/Motel.

The Muckadilla Hotel/Motel is a typical Australian Outback pub. The Hotel was first erected in Muckadilla around 1912 as the Lindley Hotel. It was then re-erected in 1961 after a fire burnt the Hotel to the ground, in 1960, as the Oasis Hotel. The Hotel was renovated in 1992 and the name changed again to its present name.

The hotel has many features:

Dining room / bistro area:

Comfortably caters for a private function up to 20 people at a time & offers home cooking. This area also doubles for meetings, training sessions and forums.

Swimming Pool and Garden bar Area:

The Beer Garden area can accommodate up to forty people seated, for groups that wish to use section of the hotel facilities for a function. Small wedding groups can also be accommodated around the tranquil poolside setting.

Accommodation:

The Muckadilla Hotel/Motel offers very comfortable, air- conditioned and affordable accommodation to all people. The Motel accommodation totals 9 rooms comprising of 2 twin singles rooms, 3 double twin rooms, 1 Queen Twin room & 2 Queen Rooms. All rooms have new bedding, including all mattress, some curtains and linen and some have new floor coverings. They have also been recently re-painted with future reservations already booked in advance.

Camping & Caravan Park:

Free camping area is available for those who love to be at one with nature. While there are

several caravan sites, power is available at a small cost for those that still want some comforts of home.

2.3 Sale Details

The subject property being offered for sale at the

The subject property may be inspected by contacting:

Wayne at McPhie & Co.

0498098426

Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduction by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

MUCKADILLA HOTEL / MOTEL, WARREGO HIGHWAY,

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3. Location



Muckadilla Hotel is on the western boundary of the Roma Shire that services an area of 13,302km² covering the following roughly rectangular area:-

The administration office of the Shire is located in Roma.

Roma is the main town in the Shire with Muckadilla located 40km west. The Shire office is located in Roma, whilst administering the predominantly rural area around Roma. It is a rich agricultural area with great landscapes throughout but particularly in the northern areas.

In 1889, the Queensland Government put down a test bore at Muckadilla. The supply was comparatively small but it discovered that the water contained healing powers and tourists flocked to the town looking for a cure. Today the bore provides the township's water supply.

Muckadilla Hotel Motel provides counter meals, camping and accommodation for tourists with a small swimming pool in a tranquil setting.

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There is a council park at Muckadilla. It provides BBQ area, children's play area and picnic tables. Public toilets and camping are available behind the town hall.

Muckadilla is predominantly a grain producing area and has its own grain depot. The town also has a small primary school.

The Hotel Motel is a stop off point for the many travellers Warrego Hwy

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4. Property Details

4.1 DESCRIPTION OF PROPERTY

Warrego Highway, Muckadilla

4.2 REAL PROPERTY DESCRIPTION

Offered for sale is:

Lots 4 – 5 on M3831 Parish of Muckadilla

Title reference: 15126033

4.3 AREA

The land area of the parcel is 4,047m²

4.4 LOCAL AUTHORITY

Bungil shire council

4.5 ZONING

The property is not zoned under the existing Town Plan.

4.6 SERVICES

Electricity, town water, septic and telephone services are available and connected.

ANNEXURES

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Land Size



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The Muckadilla Hotel has made it to a list of World's Secret Watering Holes on the New York Times this week

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