

# Post Office Hotel and Caravan Park Maude NSW

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**Price:** \$650,000.00

**Poker Machines:** 0

**Rooms to Let:** 1 Family, 8 standard cabin rooms 12 powered sites

**Bars:** Single service front bar

**Restaurant:** Seats 22 plus outside beer garden

**Bottle Shop:** Over counter

**Residence:** 3 bedroom with private yard

The Post Office Hotel and Caravan Park is an opportunity not to be missed. Located in the small friendly town of Maude, just 51 kms west of Hay, it provides a true outback lifestyle. Maude sits on the world-renowned Hay Plains, so flat that it provides uninterrupted 360-degree views of both sunrises and sunsets. Visitors can immerse themselves in the breathtaking landscape to truly appreciate the big skies, saltbush plains, and wildlife up close.

As there is nowhere else in NSW where visitors can experience this, is it any wonder the plains are popular with photographers, astronomers, and nature lovers?

Let's not forget the Post Office Hotel and Caravan Park's attractive location for fishing enthusiasts. Located directly opposite the iconic Murrumbidgee and overlooking the Maude Weir; it is an ideal spot to relax and unwind from busy lifestyles. Patience may well be rewarded with yellow belly, red fin or even a prized Murray cod.

Nature lovers and history buffs can take a peaceful stroll through local history along the Meandering Maude Walking Trail. The Trail features panels that explore the story of Maude from the rich river history to the unique landscape and birdlife of the region.

The grounds of the Post Office Hotel and Caravan Park are a shady haven set in 2.5 acres. Accommodation options range from 8 double and 1 family room, 12 powered and numerous non-powered sites. Shared facilities include a large communal kitchen, washing facilities and an upgraded male and female amenities block.

The Post Office Hotel provides inviting cold beer and friendly conversation in the comfortable front bar with pool table. A separate dining area is catered from the well-equipped kitchen but why stay inside when the covered beer garden beckons?

Owner's accommodation is a 3-bedroom residence under the roofline with its own enclosed private yard.

Maude is surrounded by large scale farms and feedlots with rapid expansion in some industries slated for the near future. This will create numerous possibilities to increase the already profitable business, with the opportunity to expand on accommodation options and increase meal options for the expected increased workforce.

With this unique property the choice is all yours, move in and run this profitable business as is and enjoy a relaxed lifestyle, or think as big as the local sky, expand its social media presence and advertising, value add with more accommodation options and reap the resulting benefits.

To pursue your dream call us today on 0417 252 199

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