

FOR SALE

THE FREEHOLD BUSINESS OF GEE DEE'S FAMILY CABINS



High Quality Holiday Accommodation

THIS LIFESTYLE BUSINESS IS LOCATED ON THE POINT AT KARUMBA;
WITH ITS OWN LARGE HI-SET ACCOMMODATION FEATURING OCEAN
AND RIVER VIEWS.

“The fishing is good, but the weather is fantastic!”



Gee-Dee's residence in the background

Viewed from 25 Palmer Street

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KARUMBA HISTORY

Karumba has been a strong fishing centre for over 60 years. Both the prawning and commercial net fishing has made up the majority of business activity for over 50 years. More recently however with the upgrading of the road access to Cairns and Mount Isa the tourism industry including accommodation in the form of self contained units and caravan parks has exploded. The new Tavern situated on the point at Karumba overlooks sandy tidal beaches and has become a mecca for tourists from all over Australia.

Over 100,000 visitors per year choose to visit Karumba for fishing, bird watching and croc spotting, the awesome winter weather and to see the sun set over the ocean (very few places in Queensland provide this). The mining and cattle export industry continue to strengthen the Karumba economy and rental accommodation is at a premium all year round. Karumba will continue to grow and with the recent construction of the Tavern and lack of available land on the point, sale prices have and will continue to rival many east coast precedents. We foresee Karumba being the major centre in the Gulf within the next 5 -10 years. The potential for Capital Growth of Real Estate in Karumba in particular the Point suburb will be substantial.

LOCAL SERVICES

The Gulf Country guarantees daily sunshine during the tourist season, April to November. The average temperature is 29° C so light and casual clothes are all that are necessary, although the evenings can be a little cool.

Karumba community activities and facilities include a gun club, tennis, a swimming pool / water-park plus a 9 hole golf club with sand greens and a friendly bar. A commuter taxi services the airport. Ice, fuel and supplies are available at the Karumba Point with a post office, bakery, butcher and supermarket available at the Karumba Township, 8 km from the point. Services on The Point include a service station, supermarket, café's, seafood market, and the Sunset Tavern and caravan parks.

Freight services are available 6 times a week from Cairns and twice a week from Brisbane. Once a week from Townsville and Mount Isa. Also a bus service from Cairns and in between every other day.

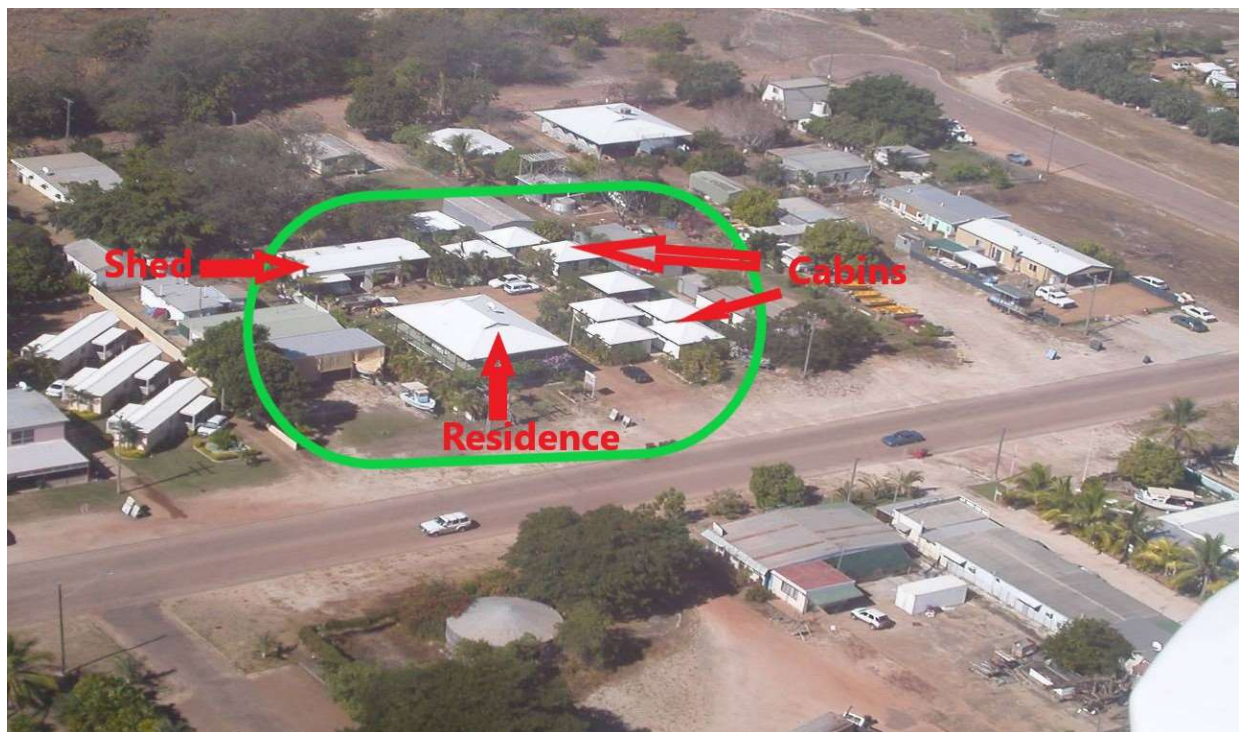
PROPERTY HISTORY

Jeff and Sharon Batt purchased this business in 2006.

The cabins have had a major repaint in 2011 and bathrooms upgraded in 2013 and 2014.

The residence and units were repainted inside and out in 2013. A large shed houses freezer space, crab cooking area, fish filleting area and an outside toilet and workshop space.

Jeff and Sharon have enjoyed the Karumba way of life whilst enjoying the benefits of a fantastic owner operated business. Whilst new business opportunities have presented themselves elsewhere Jeff and Sharon will be regular return visitors.



27 & 29 Palmer Street

OWNERS / MANAGERS RESIDENCE

This spacious house or high set residence provides the ultimate sea change. Large balcony around 3 sides of the house with water views of the Norman River mouth.

An open plan kitchen, lounge and dining area are also provided with views. 3 bedrooms with Built in Wardrobes and all open out onto the veranda.

Despite being in the main street and surrounded by units this residence is surprisingly private.

If you are looking for the lifestyle and excellent income this house will not let you down.

The residence and office and units underneath have had a recent major repaint, with all previously unpainted steel being rust proofed etc.



Residence Deck

RESIDENCE INVENTORY

Dish Washer

Gas Stove

1 x Single Bed

1 x Double Bed

1 x Chest Freezer 150L

IMPROVEMENTS

Cabins

ALL 7 CABINS and 2 UNITS ARE FULLY SELF-CONTAINED, AIRCONDITIONED AND CONSIST OF [SEE LIST]

DIGITAL TV.

MICROWAVE OVEN.

TWIN HOT PLATES

220 LITRE FRIDGE / FREEZER

CABINS 1 TO 7 HAVE DOUBLE BED AND ONE SET OF BUNK BEDS

UNIT 8 HAS ONE DOUBLE BED AND TWO SETS OF BUNK BEDS.

UNIT 9 HAS TWO DOUBLE BEDS AND ONE SET OF BUNK BEDS.

ALL CABINS HAVE 2 SETS OF LINEN AND BATH TOWELS AND DOONA COVERS AND MATTRESS PROTECTORS.

ELECTRIC FRYPAN. JUG, TOASTER, MICROWAVE DISHES, SAUCEPANS, CUTLERY, CURTAINS, BEDSIDE TABLES ALL CABINS HAVE FLY SCREENS.

LAUNDRY HAS ONE LARGE COIN OPERATED COMMERCIAL WASHING MACHINE AND COIN OPERATED CLOTHS DRYER.

LARGE BBQ and OUTDOOR DINNING.

Office

DESK, FILING CABINETS, INTERNET ACCESS.

LINEN STORAGE AREA IS ALL SHELVED AND STOCKED WITH SPARE LINEN AND CONSUMABLES ETC.

Shed 15.7 X 7.7 METERS

WORKSHOP AREA, WASHING MACHINE, TOILET & SHOWER, PLANT & EQUIPMENT. 2 FREEZERS FOR ICE AND GUEST USE.



Cabin Interior

MORE PICTURES



BBQ Area

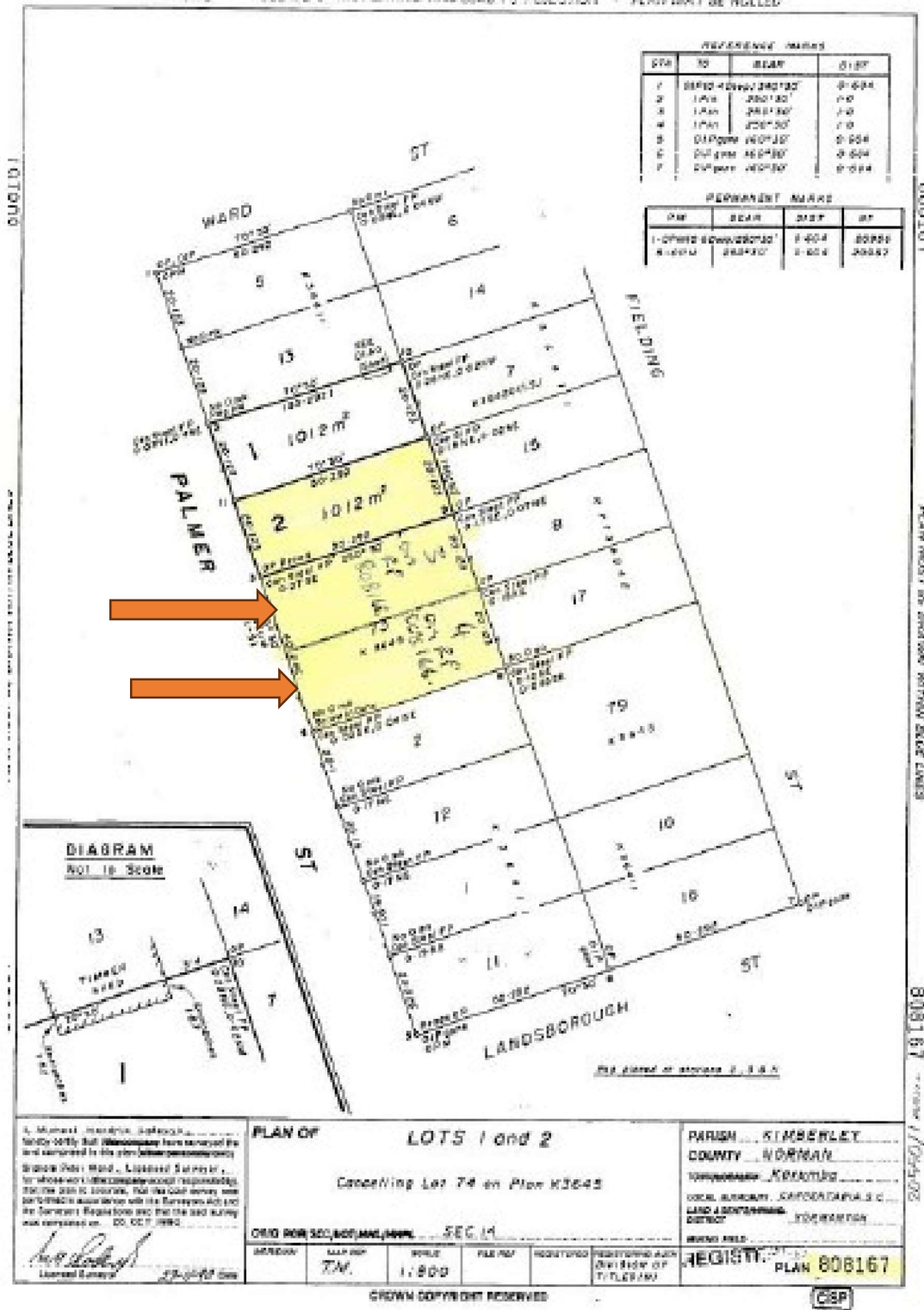


Cabins Common Deck



Residence Front Deck

LAND DEVELOPMENT PLAN



Contact Details

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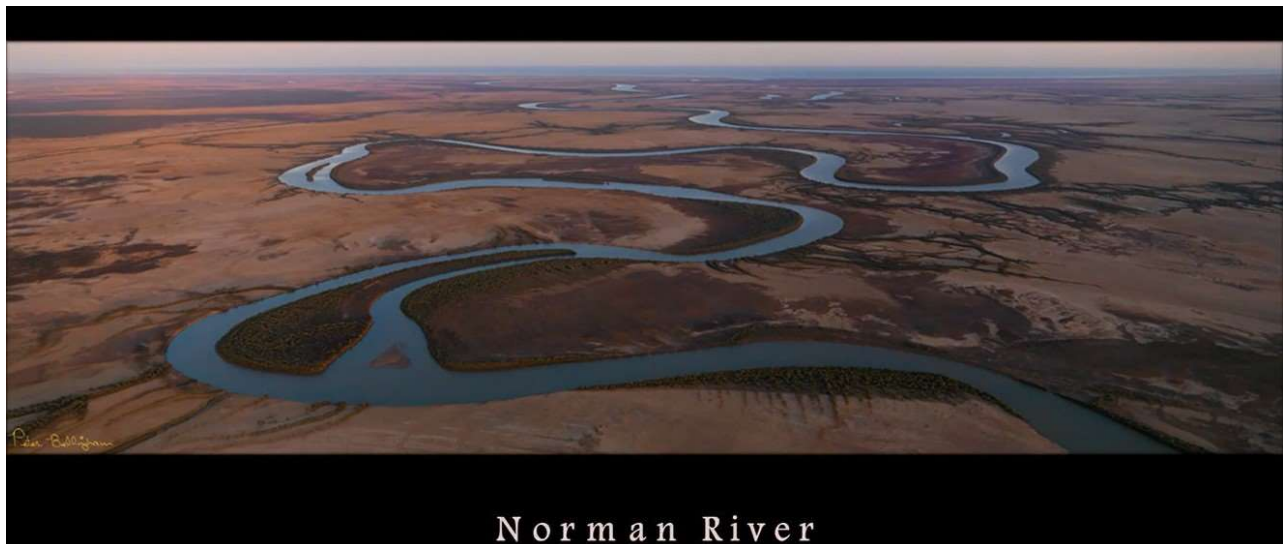
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YouTube Presentation Link <http://youtu.be/JrL6mXwQMXA>



N o r m a n R i v e r

Norman River by Peter Bellingham



HOW WILL YOU BE SPENDING YOUR NEXT CHRISTMAS?

