

FOR SALE

GREAT OCEAN ROAD, VICTORIA “SEA CHANGE” RURAL ODYSSEY & RETREAT INFORMATION DOSSIER



A once in a lifetime opportunity to secure a lifestyle property delightfully maintained and incorporating an established grazing farm, llama stud agri-business and a 4 star accommodation business just 7 short km from the heart of one of Australia's premier coastal resort towns of Apollo Bay on the famous Great Ocean Road.

The property sits on the ridge between the East & West Barham Rivers with steep rolling hills and ocean views 'to die for'. Service to town is the spectacular Killala Road and the odyssey is the oasis of Alyeska. The offer is a total operational package including stock. The theme accommodation business is in its infancy of 2 years; its potential is what you want it to be. Vendor expansion plans available.

"The opportunity is the paradigm of the beholder" - Karl Marx

TOTAL ASSET AND OPERATIONAL PACKAGE OFFER

walk in / walk out

The lists below summarise the key elements included in the sale and will be further defined by contract

Alyeska Coastal Rural Property & Business

- 105 acres freehold, 2 titles, 7km to Apollo Bay P.O.
- Otway's hinterland, valley views across Bass Strait
- 1.2km West Barham River frontage (trout holes)
- Homestead (1987) 360deg verandahs 270deg views
 - Cedar / colorbond, single story
 - 3 bedrm, 2 bath, den, wood fire, air conditioned
 - Kitchen "to die for", Miele appliances, Brazil granite
 - Satellite TV feed, extended entertain deck, salt spa
- Australian premier llama stud – app 30 head LAA registered
 - National supreme champion male 2001+2005nfs
 - Temperament and fiber specialists
 - Established niche market for quality animals
 - Key attraction for retreat & accom business
- Sheep and cattle graziers – NLIS registered, approx numbers
 - Perondale - 120 breeding ewes, 30 wethers, 115 lambs (06 drop)
 - Angus - 9 breeding cows, 4 vealers, 7 calves (06 drop)
- Operational facilities
 - Shearing shed, 2 stand 1 m/c, wool press, yards
 - Hay shed, machinery shed, garages complex
 - New TP/gal cattle yards and loading ramp
 - Timber barn (2000) with stables and garage
 - Water approx 20,000 gals 9 tanks (+ river)
- Stock and land
 - Quality pastures, as-new fences - ring lock/elec
 - "Land care" tree project, retic water to troughs
 - Extensive cypress wind breaks (1996)
- Established farm support personnel – as required
 - Stock management (TBA)
 - Shearing
 - Maintenance

Alyeska Llama Farm Retreat & Business

- Established and operating self contained cottages
- Current RACV / AAA Tourism 4 star rating
- Backlog of holiday bookings (OS & Aus)
- Llama Lodge (2003) cottage with style
 - Timber / colorbond, 2 story with dormers
 - 2 bedrm, 2 bath, kit, living, wood fire, air conditioned
 - Fully equipped –furniture, bedding & appliances
 - Satellite TVs and entertain electronics
- Llama Loft (2000) a barn attic with style
 - Timber / colorbond, 2nd story with dormer
 - 1 KS bedrm, 1 bath, kit / liv, wood fire, air conditioned
 - Fully equipped –furniture, bedding & appliances
 - Satellite TV and entertain electronics
- Accredited tourism directories, GOT members (by novation)
 - Hard copy – RACV Accom, Otways & Surf Coast, Great Ocean Road, Lonely Planet
 - On line – aatourism.com.au, greatoceanroad.com.au, racv.com.au, otwaysaccommodation.com.au, greatoceanroad.org.au, greatoceanroad.com
- Established Websites (own domains), brochures & signage
 - www.alyeska.com.au
 - www.greatoceanroadaccommodationapollobay.com.au
 - "Alyeska Llama Farm Retreat" stock of printed brochures plus print plates and software
 - 3 VicRoads appro directory signs from Apollo Bay
- Reception and commercial facilities
 - Office (at homestead) including furniture
 - Telephone and on-line, printer/fax/scanner
 - EFTPOS electronic credit card facilities
- Established services support – as required
 - Commercial laundry
 - Cleaning contractors
 - Garden maintenance

For customer testimonial go to www.tripadvisor.co.uk search Llamas of Alyeska



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