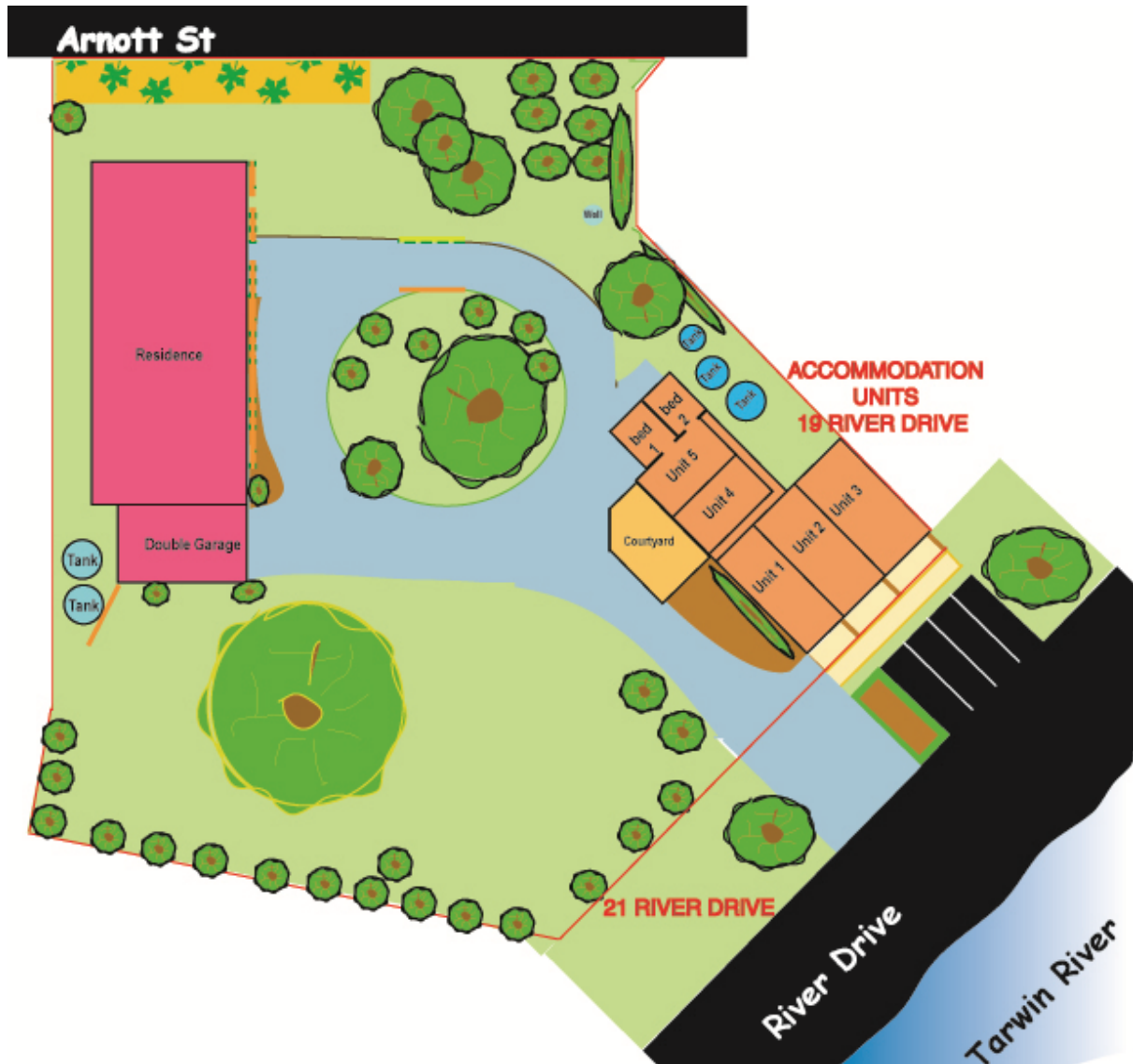


TARWIN RIVERSIDE

19-21 RIVER DRIVE, TARWIN LOWER

PROPERTY AND BUSINESS INFORMATION PACK

Full details online at <http://www.glovit.com.au/TarwinRiver/ForSale.htm>



What is For Sale?

- An elegant, 37 square, 4 bedroom residence with 2 huge reception rooms, large kitchen/dining room off a grand entrance hall, conservatory, veranda.
- Six bedroom Holiday Accommodation comprising five units in a separate building
- Just under an acre (3488 sq m) with beautiful gardens, opposite the Tarwin River.

A growing business with good turnover and plenty of room for expansion is currently run from the property. Potential turnover is well in excess of \$100,000 per annum. All the chattels required to conduct this business are included in the sale.

How is the business promoted?

- Our own website <http://www.tarwinriver.com.au>
- RACV magazine and website
- Local council Tourist Information Centres in Korumburra, Wonthaggi, Inverloch, Foster, Phillip Island and Online booking through Bass Coast Shire Council's BookEasy site
- Web links e.g. www.visitvictoria.co.au, www.travelvictoria.com.au
- Referrals from local accommodation network and repeat business.

Who/What would it best suit?

- Ideal for a couple who want to semi retire, or a couple/family that want a second income that can be run from home.
- Alternatively, if prepared to change or expand the business, a restaurant (particularly Chinese) would be a most lucrative way forward. The restaurant could be incorporated in the existing 37 square residence or by constructing a new building with additional accommodation and restaurant on the road frontage of 21 River Drive (STCA).

What are the tariffs?

The tariffs vary throughout the year. Visit <http://www.tarwinriver.com.au> and click on [Rates](#) for details.

What are the income and expenses?

We choose to keep turnover below the GST threshold (currently \$75,000), but the potential income at full occupancy and current tariff would be in excess of \$150,000.

Direct expenses for us are around 22% of turnover per annum using a Laundry Service, and some casual cleaning assistance at the busiest times. Hot water is from solar heat pumps for both residence and units.

Council Rates for the whole property are \$2,035 this year.

Full details of recent years' turnover and expenses will be given to interested parties upon inspection.

Is the property on main sewer, water, gas etc?

No, we have two septic systems and tank water. We have not had to buy in water since installing a second tank. We store about 44,000 litres at the residence and about 30,000 at the units. We can transfer water from the residence to the units. The 37square roof of the residence collects lots of water.

Hot water is from solar heat pumps for both residence and units.

Bottled gas is connected in the residence for cooking and heating.

There is an open fireplace and a wood-burning heater in the residence.

What is the availability of tradesmen and other facilities in the area?

The two townships of Tarwin Lower and Venus Bay are effectively one (even though 4 kms apart). We have every type of tradesman living here and many visiting from Melbourne too. The population of Venus Bay is larger than Tarwin Lower, but local residents and visitors tend to shop in Tarwin Lower as it has more infrastructure.

- Garage with motor mechanic
- Post Office
- Chemist
- Bank
- Health Food Shop
- Takeaway Shop
- Licensed Supermarket
- Butcher
- Hardware Store
- Craft Shop
- Historic Hotel (no accommodation) with Bottle Shop
- Fishing pontoons
- Boat Ramp
- Tennis Courts
- Bowls Club
- NetBall Club
- Football Club
- Canoe Club
- Church
- Primary School
- Community Hall
- Fire Brigade
- Medical Clinic

In Venus Bay, close to the vast surf beach, there is

- Caravan Park
- Surf Lifesaving Club
- Pizza shop
- Gift shop
- Two restaurants
- Three real estate agencies
- Hairdresser
- Fishing/surfing shop
- Licensed General store.

There is a bike/walking track that runs along the river and joins the two towns.

What infrastructure can be found in the locality?

We are close to Wonthaggi (site of the new Victorian Desalination Plant) and we are the closest accommodation to the Bald Hills Wind Farm which starts construction of 52 turbines this year.

Wonthaggi is a seriously booming town – shops include all the big names such as Big W, Woolworths, Coles, Aldi, Target, McDonalds, KFC, Subway and (about to open) a new Bunnings Warehouse.

What is the planning zoning of the land?

Township – this means any development appropriate to a town can be approved. The units are on the main road through town, across from the Tarwin River and we have additional frontage on River Drive with direct access onto the main road, making it highly suitable for further commercial development.

What is the background of the town?

There are a number of websites that describe the area, for example:

- <http://www.travelvictoria.com.au/tarwinlower/>
- <http://www.promcountry.com.au/tarwin-lower>
- <http://www.visitvictoria.com/Regions/Gippsland/Destinations/Venus-Bay.aspx>

The most important factor is that we are 40 minutes drive from and half way between two iconic tourist destinations - **Wilson's Promontory National Park** and **Philip Island Penguin Parade**. Both are "Must See" destinations for tourists, many of whom stay with us because of our location.

What brings people to the area?

Inverloch is highly populated and very busy. Quite upmarket with a lot of rich visitors, many with expensive holiday homes. It provides a lot of good restaurants, cafes etc.

Venus Bay itself is a major draw with its famous surf beaches. It is especially popular with the Asian community as it is renowned (nationally and possibly internationally) for its Pipis which can be harvested by anyone with a fishing licence.

Tarwin Lower is on the Tarwin River and the whole area is an extremely popular destination for fishing. Various markets are held on a regular basis at public holiday weekends. The nearby Riverview Hotel, opposite the river, is also very popular with visitors.

The new bike /walking track that links Venus Bay and Tarwin Lower, running alongside the river, attracts many visitors. There is an annual "Tour de Tarwin" cycling event.

The longest picnic table in Victoria is 200m away and seats 180 people with free public Barbeques on the river bank.

Is there a boat ramp, fishing opportunities?

Yes, free boat ramps on the river (200 metres away) and into Anderson Inlet at Venus Bay and Maher's Landing (5 kms away), six fishing pontoons on the river and fishing competitions off the beaches at Venus Bay.

What are the opportunities for Development? Could a purchaser open a retail outlet, such as a Restaurant, take-away or extra units?

We have long thought that part of the 37 square home could be very easily converted to a restaurant with indoor and outdoor dining. Chinese/Indian/Italian food would be a big hit as there is nothing similar in the immediate area, and often asked for by locals and tourists alike. The nearby Historic Hotel serves traditional Australian Pub food and attracts a lot of visitors.

WE ARE THE ONLY ACCOMMODATION FACILITY IN TARWIN LOWER.

The vacant road frontage of 21 River Drive is ideal for expansion of the business by building extra units, and/or shop/takeaway etc. It has main road frontage and Council Planners have indicated to us that such development would most likely be supported and fits in with the Township planning zoning for the future expansion of Tarwin Lower.

What sort of population does the area support?

The population of the area grows dramatically in holiday periods at all times of year (reportedly by 20,000 during the summer).

Plans have been approved for the construction of a 20 home Retirement Village, which is about to commence. Not only will this increase the population but will also increase visitor numbers all year round.

There is a constant turnover of properties in the area. The traditional scenario is that Families buy holiday homes when the children are young and sell them when the children are old enough to not want to holiday with parents any longer! Currently (Feb 2012), there are 19 houses advertised for sale in Tarwin Lower and 24 blocks of land (mostly subdivided farm land). Another three properties are freehold sales of tenanted commercial premises.

Is Tarwin Lower the only way in and out of Venus Bay?

River Drive provides the only road access to Venus Bay, which is predominantly a daytime, beach resort.

All 20,000 summer visitors must pass the entrance of the property.

Where is Tarwin Lower?

- 170 km south east of Melbourne CBD
- Midway between Phillip Island and Wilsons Promontory
- 4kms from Venus Bay
- 17 kms from Inverloch
- On the banks of the (tidal) Tarwin River

