



6 Ferris Road, CALEN, QLD 4798

Lifestyle & Income – Waterfront Caravan Park with Dual Residences

A rare opportunity to secure a well-performing caravan park and lifestyle property with serious upside, perfectly positioned between Mackay and Airlie Beach.

Set on 2.42ha across five titles with direct frontage to St Helens Creek, this mixed-use going concern caravan park offers strong income, dual residences, two swimming pools, a large workshop, and future growth potential.

The business delivers consistent returns with year-on-year growth, while the property's infrastructure and setting provide exceptional lifestyle and investment appeal.

Key Features:

â## Dual Residences â## Renovated 3-bed manager's home with private pool and office/reception, plus a modern 2-bed dwelling for rental, staff or extended family.

â## Accommodation Mix â## 8 cabins, 1 onsite van, 10 short-term powered sites, 4 unpowered sites, 11 permanent powered sites, 2 annexed vans, and overflow camping area.

TYPE: For Sale

INTERNET ID: 136P0001

SALE DETAILS

Offers Over \$1,750,000

CONTACT DETAILS

Jason Cleary
0402 073 661

â## Two Swimming Pools â## One for guests, one private to the manager's residence.

â## Large Workshop â## Steel-framed with 3-phase power, hoist, plus additional sheds and storage.

â## Quality Facilities â## Camp kitchen, amenities block, coin laundry, dog wash, playground, and RV dump point.

â## Strong Income â## Approx. \$320,000 gross income (FYE25) with scope to increase.

â## Tourism Gateway â## Close to Cape Hillsborough, Finch Hatton Gorge and the Whitsundays.

â## Convenient Country Living â## Located in Calen, with school, pub, shops and essential services nearby.

â## Highway Exposure â## Just off the Bruce Highway with access and visibility for passing travellers.

Offering reliable returns, intrinsic value and lifestyle appeal, this is a standout opportunity for owner-operators seeking flexibility, growth in a peaceful regional setting.

Inspections by Appointment Only

Please contact Jason for a detailed Information Memorandum.

- Land Area 2.42 hectares
- Commercial Type:
- Building Area: 36.00 square metres



