



2 Christensen Street, SAWMILL SETTLEMENT, VIC 3723

Portillo Ski Lodge – Rare Opportunity at the Base of Mount Buller

Nestled at the base of Mount Buller in the peaceful township of Sawmill Settlement, this well-maintained alpine property presents a rare opportunity to secure an established Ski Lodge with significant landholding and future potential.

Perfectly positioned between Mount Buller Alpine Resort and Mansfield town centre, Sawmill Settlement has fast become one of the most in-demand lifestyle and investment locations in the region.

The two-storey Portillo Ski Lodge has previously operated as an accommodation and hospitality facility, featuring 10 bedrooms and sleeping capacity for up to 42 guests. The property is fully equipped with a commercial kitchen, open-plan lounge and dining area, bar, games area, and laundry facilities - everything required for group stays or commercial operation.

Offering versatility and scope, this property suits a range of buyers - from investors and lodge operators looking to expand, to large families, schools or groups seeking a shared alpine getaway. With dual-lot flexibility, there's also potential to extend, redevelop, or build your dream holiday home (STCA). A self-contained caretaker's residence is also located on site, providing comfort and convenience for live-in

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TYPE: For Sale

INTERNET ID: 300P186284

SALE DETAILS

\$1,500,000

CONTACT DETAILS

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management or additional rental income.

Beyond the snow season, Sawmill Settlement offers year-round enjoyment, with nearby hiking, mountain biking, fishing, and river activities making it a sought-after destination across all seasons.

Property Highlights:

Two-lot landholding approx. 3,900m² total

10-bedroom lodge (sleeps up to 42 guests) and includes 2 bathrooms (4 showers) and 5 WCs

Commercial kitchen and dining area

Lounge with fireplace, bar, and TV

Games room and laundry facilities

Self-contained owner/manager's residence includes additional bedroom, bathroom, kitchen and living area

Ample parking and outdoor space

Fully furnished providing immediate income potential with scope to expand or redevelop

- Land Area 3,918.00 square metres
- Bedrooms: 11
- Bathrooms: 3







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