



## 83 Heyesen Boulevard, MOUNT COMPASS, SA 5210

OPPORTUNITY OF A LIFE TIME!

**\*\*UNDER CONTRACT\*\***

The Mount Compass Caravan Park is an exciting freehold LIFESTYLE business opportunity on a large 7.2ha (approx 18 acres) property with a relaxing rural outlook, and is centrally located at the 'gateway' to the beautiful Fleurieu Peninsula, only around 50 minutes from Adelaide's CBD via the Southern Expressway.

The secluded and quiet park is exceptionally well positioned to take full advantage of significant tourist visitation to the region's many quaint country towns, magnificent countryside, history, superb coastal areas and its many wineries.

Mount Compass is a small country town on the main Adelaide to Victor Harbor road, and around 20 minutes from the seaside tourism towns of Goolwa and Victor Harbor, and the famous McLaren Vale wine producing region. The town is an excellent country lifestyle base for visitors into the region with its modern shopping precinct, hotel, cafes, quality 18 hole golf course, services and attractions.

Tourism on the Fleurieu Peninsula is expected to undergo continuous growth as a result of the burgeoning tourist attraction to the region.

The park first opened in 2003, and since the ownership change in January 2018 the

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**TYPE:** Sold

**INTERNET ID:** 300P22451

**SALE DETAILS**

**UNDER CONTRACT**

**CONTACT DETAILS**

**Ross Coleman**  
0427836733

current husband and wife owners have carried out a significant upgrade to the park's marketing and management systems as well as its facilities and plant. The excellent reviews left by patrons clearly indicates they have fully appreciated the central location of the park and the quality of its facilities, and the serenity and friendly ambiance of their stay.

Word of mouth reviews by very happy patrons is a major reason why the park is doing so well in terms of occupancy and profitability, and you can read some of the many reviews on the Mount Compass Caravan Park on WikiCamps.

The park's features include;

- 8 air conditioned en-suite cabins (1 with wheelchair access),

- 16 powered en-suite sites,

- 36 powered sites

- Large camping area suitable for RV's.

- Fully equipped camp kitchen,

- Large ablution block facility

- Equipped laundry with washing machines & dryers,

- RV dump point

- Bore with a water license providing excellent quality water to the park

Some of the upgrade features include;

- 32 kW solar system with remote monitoring

- Remote camera monitoring system

- Quad motor bike

- Park management plant

- and more

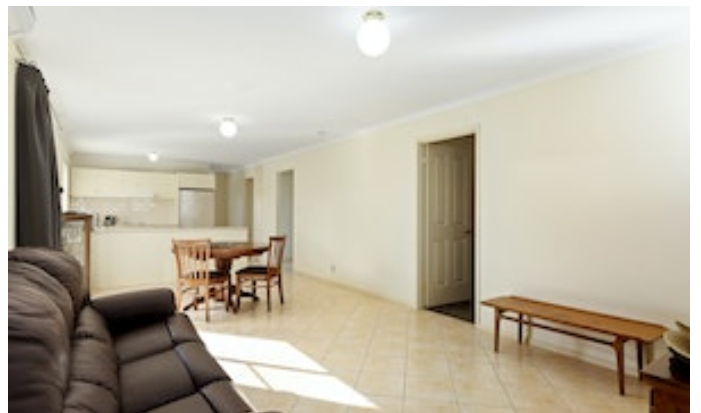
There is also a well presented 3 bedroom residence with adjoining reception building which is complete with store and bathroom facilities and provides clean and comfortable accommodation for either a family operated business or as a Manager's Residence.

Further, the size and current layout of the property provides significant scope for future park facilities expansion (STC).

Please contact Ross for a copy of the Information Memorandum and/or to arrange to inspect this magnificent lifestyle opportunity.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

- Business Type:









## Managers Residence

