



"A GENERATIONAL OPPORTUNITY  
KNOCKS BUT ONCE"



5000  
sqm

1-15 Princes Highway, Wurruk

Sold for \$3,500,000 (Jan 07, 2025)

AN OUTSTANDING 60 ROOM MOTEL & HOTEL COMPLEX WITH MULTIPLE UNTAPPED REVENUE STREAMS.

RAINE & HORNE LAND VICTORIA is pleased to offer this Freehold & Leasehold property situated on 4.39 hectares of premium mixed use and farming zoned land known as :

THE RIVERS HOTEL & MOTEL COMPLEX  
1-15 PRINCES HIGHWAY, WURRUK, VICTORIA.

Features include an idyllic outlook to a sweeping lagoon, and surrounding rustic landscape, the built complex comprises significant infrastructure and offers a truly unique blend of untapped potential, existing ongoing secure income from seasonal workers who work at local vegetable farms on rotating 9 months contracts, and outstanding commercial opportunity.

The subject property is situated on the southern side of the Princes Highway, located on the highest profile site in Wurruk on the Princes Highway.

The ‘Mixed Use’ zoned portion of the property is situated at the north-eastern section of the title and comprises approximately 1.6 hectares (16,000 sqm). The site provides an easterly outlook and water views to the south over a large lagoon together with the surrounding and well-maintained parklands.

Property ID:	L28070089
Property Type:	Hotel/Leisure
Building / Floor Area:	5000
Land Area:	4.39 hectares

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A selection of the property features are listed below:

- > The Rivers Motel comprises 60 rooms, all of which are a mix of twin, bunk, or double beds together with ensuite bathroom, storage and air-conditioning/heating.
- > Permits for permanent, long, and/or short-term accommodation.
- > Two fully fitted commercial kitchens with multiple fridges, stoves, microwaves, dishwashers and all cooking utensils etc.
- > WIFI throughout the premises and motel rooms.
- > Multiple washing machines areas with coin dryers.
- > Fully renovated 5 Bedroom Executive Residence with offices

(formerly the live venue & nightclub)

> The Rivers Inn Hotel features a myriad of potential revenue streams which are currently not operating and are as follows:

- The Rivers Inn – Public Bar
- The Rivers Inn – Function Marquee
- The Rivers Inn – Live Venue & Nightclub
- The Rivers Inn – Drive – Thru Bottle Shop
- The Rivers Inn – Woodfire Pizza Bar
- The Rivers Inn – Restaurant & Lounge
- The Rivers Inn – Kooka Convenience Store

& MANY MORE FEATURES TOO NUMEROUS TO MENTION IN THIS ADVERTISEMENT.

CONTACT THE LEAD AGENTS FOR FURTHER & BETTER PARTICULARS.

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Interested parties should conduct their due diligence prior to making any submissions. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Due Diligence Checklist -

<http://www.consumer.vic.gov.au/duediligencechecklist>