



**12 Cottage Point Road, Cottage Point**



## Motivated Seller -Make an offer!

Cottage Point Investment Opportunity - Restaurant and House on long lease

The Cottage Point Inn Restaurant, set on the water at the junction of Cowan Waters and Coal & Candle Creek, was originally the boatshed and general store.

The building was converted to a restaurant in the 1970s and has been operating since.

Set directly behind the restaurant are two separate, fully self-contained apartments or cottages, which are included in the restaurant lease.

Features:

- Income of \$348,920.00 per annum (inclusive of GST)
- Substantial and wide waterfrontage.
- Floating deep-water pontoon for seaplanes and large boats.
- Office or flat above the restaurant with two rooms and bathroom.
- Two apartments set behind the restaurant. Both with wide 180 degree views of magnificent Cowan Waters and Ku-ring-gai Chase National Park.
- Cottage one:

Cowan Waters Apartment is a self contained apartment with full kitchen facilities, large dining and lounge area, private balcony, separate double bedroom, spa bath and reverse cycle air-conditioning.

- Cottage two:

Riverview Suite is equipped with breakfast bar, private balcony, lounge area, well appointed bathroom & reverse cycle air-conditioning.

- License agreement (sub leased to the restaurant tenant)with National Parks and Wildlife services for the use of the land that sits over the high-water

<b>Price</b>	\$4,900,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	203

### Agent Details

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### Office Details

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**L A M I N G   P R O P E R T Y .**

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- Access to the restaurant is by road, boat, ferry or seaplane.

Disclaimer: Whilst all care has been taken to ensure accuracy in the preparation of the particulars, no warranty can be given and interested parties must rely on their own enquiries.

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