



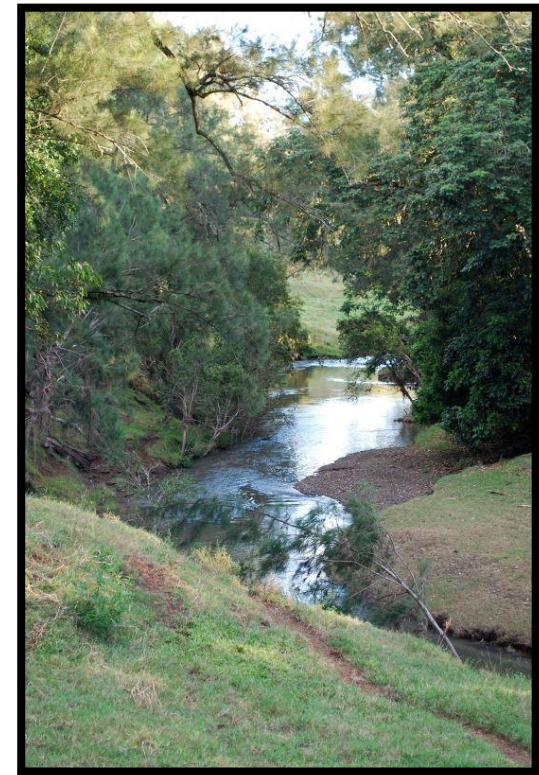
Ripples

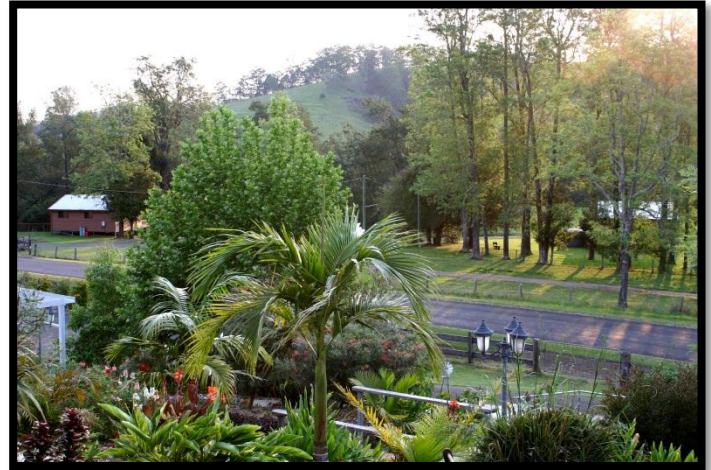
on the
Creek

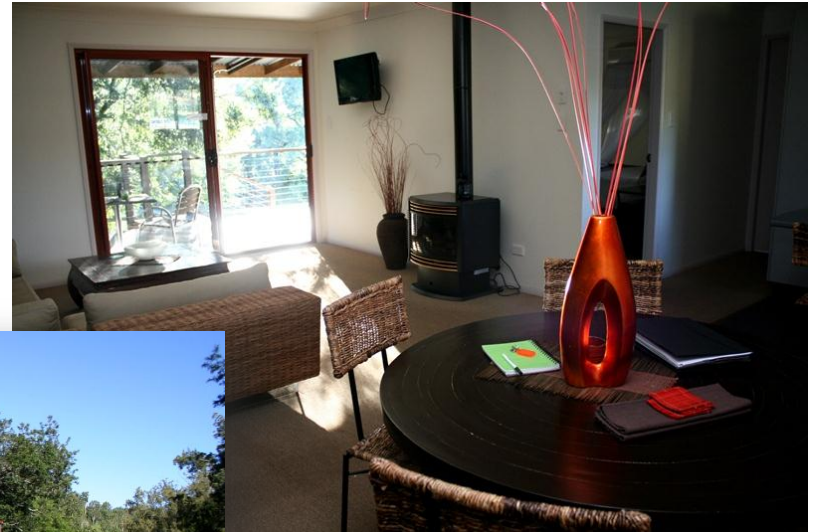
KYOGLE COUNTRY

Price \$1,350,000









PROPERTY SALE INFORMATION;

'RIPPLES ON THE CREEK' IS A 100-ACRE PROPERTY SITUATED ON THE LIONS ROAD TOURIST DRIVE, A 2-HOUR DRIVE SOUTH OF BRISBANE AND 20 MINUTES NORTH OF KYOGLE.

THE PROPERTY BOASTS A MYRIAD OF FEATURES; PRIMARILY TWO WELL-APPOINTED HOLIDAY CABINS (WITH COUNCIL APPROVAL FOR ANOTHER 8 TO BE BUILT), A RESTAURANT WHICH CAN SEAT UP TO 80 PEOPLE, AND A COMFORTABLE 3-BEDROOM RESIDENT'S COTTAGE.

RIPPLES ON THE CREEK CREEK SIDE CABINS ARE THE PERFECT DESTINATION FOR A ROMANTIC COUNTRY GETAWAY. NESTLED BESIDE THE BEAUTIFUL GRADY'S CREEK, THESE CABINS PROVIDE GUESTS WITH TRANQUIL SURROUNDINGS, COMFORT AND A TOUCH OF LUXURY. WHEN THEY STEP ONTO THE DECK OF THE CABIN THEY FIND A BEAUTIFUL PRIVATE OUTDOOR SPA, AS WELL AS A BBQ AND TABLE AND CHAIRS. INSIDE, THERE IS A WELL-EQUIPPED KITCHENETTE, MODERN BATHROOM, AIR-CONDITIONING, GAS LOG FIRE, AND CONTEMPORARY RATTAN FURNISHINGS.

AT THE RESTAURANT, CUSTOMERS CAN TREAT THEIR TASTEBUDS TO SOME DELICIOUS FOOD WHILE ENJOYING THE BEAUTIFUL COUNTRY ATMOSPHERE. THE RESTAURANT HAS BOTH INDOOR AND OUTDOOR SEATING, WITH A COVERED VERANDAH WHERE GUESTS CAN TAKE PLEASURE IN THE WONDERFUL VIEW OF THE SURROUNDING COUNTRYSIDE. THE RESTAURANT HAS RECENTLY BEEN RENOVATED WITH A CONTEMPORARY COLOUR SCHEME, LIGHTING AND DÉCOR, A NEW SECTION OF ROOF OVER THE VERANDAH, MODERN TABLES AND CHAIRS, PLUS EXTENSIVE LANDSCAPING INCLUDING A THREE-TIER WATER FEATURE, CONCRETE PATHWAY, AND LUSH LAWNS AND GARDENS (AN ATTRACTION IN ITSELF FOR RESTAURANT PATRONS). THERE IS A LARGE CAR PARK AREA AND A TEARDROP DRIVEWAY WITH A DISABLED DROP-OFF AREA OUTSIDE THE RESTAURANT ENTRANCE. THE RESTAURANT FEATURES A FULLY-EQUIPPED LARGE COMMERCIAL KITCHEN WITH VARIOUS APPLIANCES AND COOKING EQUIPMENT. THE CURRENT OWNERS CURRENTLY EMPLOY STAFF TO OPERATE THE RESTAURANT, AND WOULD STRONGLY ENCOURAGE PROSPECTIVE BUYERS TO KEEP THIS GREAT TEAM OF PEOPLE ON.

RIPPLES ON THE CREEK ALSO OFFERS AN ENCHANTING AND UNIQUE SETTING FOR WEDDINGS; PROVIDING COUPLES WITH THE OPTION TO HAVE THEIR PRE-WEDDING NIGHT, CEREMONY, PHOTOGRAPHS, RECEPTION AND WEDDING NIGHT ALL AT THE ONE STUNNING LOCATION. THERE ARE NUMEROUS SITES SUITABLE FOR CEREMONIES AND PHOTOGRAPHS, AND THE RESTAURANT CAN CATER FOR RECEPTIONS UP TO 80 PEOPLE.

THE RESIDENT'S COTTAGE ON THE PROPERTY PROVIDES COMFORTABLE ACCOMMODATION FOR MANAGEMENT WITH THREE BEDROOMS, VERANDAH, KITCHEN, LOUNGE, LAUNDRY AND A LARGE ENCLOSED VERANDAH/SUNROOM. IT FEATURES A RECENTLY RENOVATED BATHROOM, NEW STAINLESS STEEL UPRIGHT GAS OVEN/STOVE, AND THE EXTERIOR PAINTED IN THE SAME CONTEMPORARY COLOURS AS THE RESTAURANT. THE 100-ACRE PROPERTY PROVIDES A PICTURESQUE BACKDROP FOR ALL THESE BUSINESS ACTIVITIES. THE PROPERTY IS BORDERED BY A BEAUTIFUL PRISTINE CREEK WITH PLATYPUS, FISH AND OTHER WILDLIFE. WITH A MIXTURE OF CREEK FLATS AND UNDULATING HILL COUNTRY THERE IS PLENTY TO EXPLORE BY FOOT, PROVIDING CABIN GUESTS WITH A VARIETY OF NATURE-BASED ACTIVITIES TO ENJOY DURING THEIR STAY.

INCLUSIONS:

OVERALL:

FORWARD BOOKINGS (INCLUDING FIVE CONFIRMED WEDDINGS)

ESTABLISHED WEBSITE WITH ONLINE BOOKING SYSTEM SET UP

FACEBOOK PAGE WITH OVER 2200 FOLLOWERS

TWITTER PAGE WITH OVER 200 FOLLOWERS

TRIP ADVISOR LISTING WITH VARIOUS REVIEWS

TEMPLATES FOR BOOKING FORMS, GIFT VOUCHERS, CONFIRMATION LETTERS, WEDDING INFORMATION BOOKLETS, MENUS ETC.

LOGO AND PHOTO FILES FOR MARKETING PURPOSES.

WEDDING 'CHUPPAH' (ARCH), WHITE PAPER LANTERNS AND OTHER MISCELLANEOUS ITEMS.

ASSISTANCE WITH OWNERSHIP TRANSITION INCLUDING TRAINING IN THE FOLLOWING AREAS: LIVE BOOKING SYSTEM, WEBSITE ADMINISTRATION, FACEBOOK PAGE MANAGEMENT, THIRD PARTY BOOKING SITES, WATER LINES AND PUMPS, VARIOUS MAINTENANCE TASKS.

SMALL TRACTOR AND SLASHER

WASHING MACHINE, IRONING BOARD AND IRON.

VARIOUS CLEANING EQUIPMENT

SUBMERSIBLE PUMP FOR PUMPING CREEK WATER, WATER TANKS.

CABINS:

TWO ESTABLISHED 1-BEDROOM CABINS EACH WITH THE FOLLOWING:

COVERED DECK WITH A PRIVATE OUTDOOR SPA, BBQ AND OUTDOOR TABLE AND CHAIRS

SPACIOUS LIVING AREA WITH A LARGE LOUNGE, TIMBER COFFEE TABLE, GAS LOG FIREPLACE, TV WITH BUILT IN DVD PLAYER, DINING TABLE AND CHAIRS, SMALL BOOKSHELF, VARIOUS DÉCOR, DVD/CD COLLECTION AND STEREO SYSTEM.

WELL-EQUIPPED KITCHENETTE WITH PANTRY, CROCKERY AND CUTLERY, GLASSWARE, BAR FRIDGE, MICROWAVE, KETTLE, TOASTER, ELECTRIC FRYPAN, AND VARIOUS OTHER COOKING/SERVING EQUIPMENT AND UTENSILS. ALSO CONTAINS A DRINKING WATER FILTER, IRONING BOARD AND IRON.

BEDROOM WITH GLASS DOOR OPENING TO DECK WITH WROUGHT IRON AND TIMBER QUEEN-SIZE BED AND A HIGH-QUALITY MATTRESS WITH TOPPER, ALL BEDDING INCLUDING SPARES (AND PLASTIC STORAGE CRATES), BLANKET BOX, AND ROMANTIC MOSQUITO NET.

SEPARATE MODERN BATHROOM AND TOILET FEATURING TWO SHOWER HEADS, AND LADDER TOWEL RAIL.

VACUUM CLEANER

GAS HOT WATER SYSTEM

POLY WATER TANK

WATER PUMP

CURRENT STOCK OF AMENITIES, BREAKFAST PROVISIONS AND OTHER MISCELLANEOUS SUPPLIES.

RESTAURANT:

FULLY EQUIPPED COMMERCIAL KITCHEN WITH THE FOLLOWING:

LARGE GAS STOVE/OVEN

ESPRESSO MACHINE

LARGE UNDER-BENCH CHILLER FRIDGE WITH PREPARATION BENCH

COMMERCIAL DISHWASHER

VARIOUS SHELVING INCLUDING HEAT LAMP

NEAR-NEW LARGE GRIDDLE TOASTER

RECENTLY PURCHASED FRIDGE/FREEZER

EXTRA FRIDGE AND FREEZER LOCATED IN HOUSE FOR EXTRA COLD STORAGE

MICROWAVE

VARIOUS COOKING EQUIPMENT (SAUCEPANS, BOWLS, UTENSILS, BAKING TRAYS ETC.)

VARIOUS CHINA, CUTLERY, GLASSWARE, PLATTERS.

UPRIGHT DRINKS FRIDGE

CASH REGISTER AND COUNTER

26 TABLES AND 70 CHAIRS

TWO OUTDOOR SETTINGS

TWO OUTDOOR GAS HEATERS

LARGE QUANTITY OF LINEN TABLECLOTHS AND SERVIETTES

TWO 2-SEATER LOUNGES AND A COFFEE TABLE

VARIOUS DÉCOR INCLUDING LANTERN STYLE CANDLE HOLDERS, VASES, FLOWER ARRANGEMENTS ETC.

TWO HIGHCHAIRS

FAIRY LIGHTS

CURRENT STOCK OF CLEANING PRODUCTS, CONSUMABLES, CASH REGISTER ROLLS, DRINKS ETC.

FURTHER POTENTIAL

ripples on the creek has loads of potential for growth and development of its existing business activities, together with diversification into other areas, such as:

more cabin accommodation. The property has approval for another eight cabins to be built on the property, and could possibly include 2-bedroom cabins to cater for a diversified market such as families and/or couples travelling together.

The development of a camping ground and/or 'glamping'

The development of more cross-selling opportunities between the restaurant and cabins, such as themed weekends like detox/health packages, cooking schools etc.

The further development of the wedding/function side of the business

Development of more activities such as guided tours, horse-riding, or other nature-based activities.

Development of a large-scale organic vegetable garden which could be used to supply restaurant and also for retail sales through the restaurant/cabins.

OTHER GENERAL PROPERTY INFORMATION

WATER:

Water is provided from Gradys Creek and rainwater storage

Near new electric submersible pump at creek feeds to 1 x 5000 gallon tanks and 1 x 1000 gallon tanks via 2-inch poly pipe

Rainwater tanks at cabins (2 x 2000 gallon)

Rainwater tank at restaurant (5000 gallon)

Rainwater tank at house (5000 gallon). Creek water can also feed to this tank if needed.

Total water storage: 5000 gallons creek water, 14000 gallons rainwater.

Pressure pumps at restaurant, both cabins and house

POWER/GAS

Gas hot water for both cabins, the restaurant and the house.

Transformer sufficient for additional cabins

FARM/PROPERTY

Carrying capacity 30 breeders

6 paddocks

Approximately 50% of the property is comprised of productive creek flats

CROPPING POTENTIAL

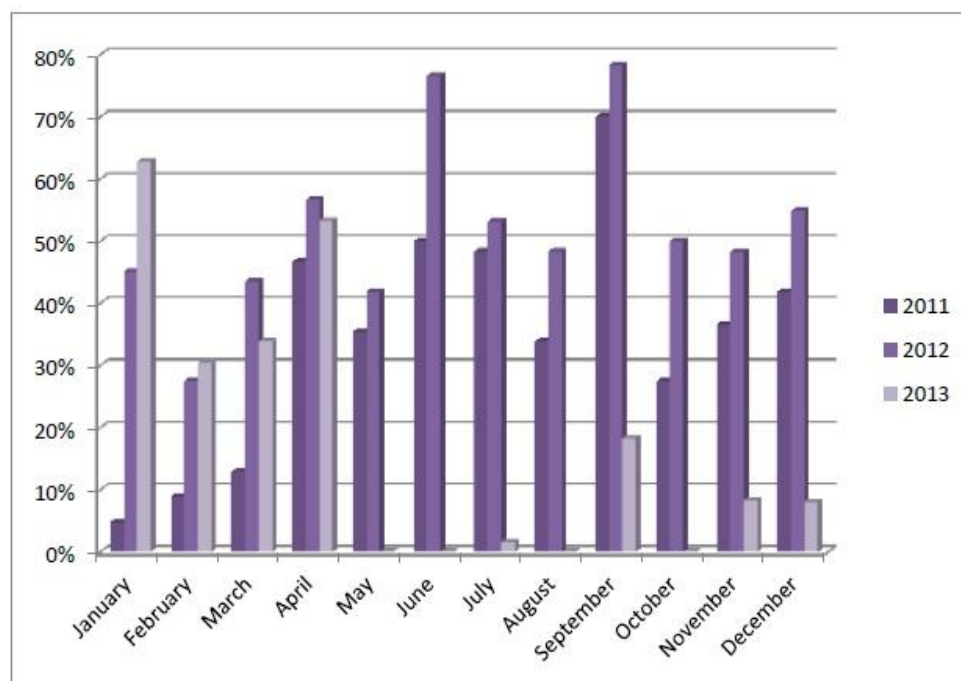
Basalt soil

Irrigation licence (8 hectares) – which could perhaps be used to provide water for an organic vegetable garden for the restaurant

2 x environmentally friendly biolytic water treatment plants (one at cabins, one at restaurant/house)

OCCUPANCY RATES

	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Total
2011	5%	9%	13%	47%	35%	50%	48%	34%	70%	27%	37%	42%	35%
2012	45%	28%	44%	57%	42%	77%	53%	48%	78%	50%	48%	55%	52%
2013	63%	30%	34%	53%	0%	0%	2%	0%	18%	0%	8%	8%	18%



NOTES:

- Prior to January 2011 cabins were not being rented as tourist accommodation, as the business was not being run properly by previous managers – so the business had to be built up from scratch
- Major advertising for cabin accommodation didn't start until March 2011
- In 2012 the rate for each month surpassed the corresponding rate for each month of 2011 and this trend appears to be continuing in 2013 with the increase of repeat clientele and word-of-mouth referrals/recommendations.
- Most bookings are received only 2-6 weeks prior to arrival date, hence the zero rates for the latter half of the year.