



## Barragup WA

### KEY INFORMATION

#### Address

Barragup WA

#### Price

\$1,345,000 inc Property and Business

#### Type

Business / Leisure/Entertainment - Amusements

#### Land Area

N/A

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sold

This is one of the best combinations of diversified business, conveniently nestled in a property, now packaged to boom!

Exciting management options and various tenure opportunities await, to whet your refined intrepid entrepreneurial spirit.

This very attractive re-established property reflects the significant investment to present it in true spectacular style. There remains some flat useful undeveloped land to cultivate, and or enhance, as you prefer. Maybe handy for storage issues!

This enterprise is best described, as a "Unique, easily managed Lifestyle Business" with an abundant cash flow, for funding. Various Business and Property assets provide the fortunate investor with a high margin profit matrix, and a cash-flow base, with growth options, all suitably primed to excel and exceed as a ready money printer, day one.

### AGENT INFORMATION



**Ian Sargison**  
Business Broker

D. 9386 9981

M. 0417 991 910

If you enjoy working amongst incredible gardens, have handy-man skills, possess marketing expertise with a well refined hospitality focus, then this business shall be quickly understood, and therefore over time "significantly grown".

Summer holidays, the warm weather generally attract the largest crowds. Kids happily running amok in a safe gated, fun filled maze. Parents enjoy laughter and wonderment, as they and wee ones wander amongst lifelike operating model trains and their stations, with floating boats in moats, these never cease to amuse, most all age groups.

Daily business is under management, as owners reside and operate another business quite some distance away. Much improved gardens, with their distinct "high hedges" and "flat lawn" Mazes and Mini Golf course is a super fine attraction.

Golf, Maze puzzle, a small Kiosk Coffee Shop, Famous Miniature homes and iconic buildings, with operating model Railways, boats and barges [in Dutch Style] are all set in the most amazing surrounds.

This is necessary experience for all the family. The owner describes the floriferous property as state and the only one of its kind in the West".

Level 1, 18 State and the  
Nedlands WA 6009

T (08) 9386 9981

[www.agoraproperty.com.au/property/4227766](http://www.agoraproperty.com.au/property/4227766)

Near Mandurah, it will be even better known, as nearby development activity attracts a wider cross section of visitor, thus more repeat custom.

not be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness. A charming weatherboard home with its leafy alfresco may recommence as wonderful Tea Rooms, to lease or operate.



DISCLAIMER: The information in this document is prepared by Agora Property Group and its officers, employees and agents. It is not intended to be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.