

Sold



115 Davidson Street, Port Douglas



## PINK FLAMINGO - Intimate and Private Resort Hotel in Port Douglas

This trip advisor multiple award winning resort in Port Douglas opposite Mirage Resort, comprising 10 villas, two studios and a manager's unit - represents an ideal lifestyle business opportunity for an astute buyer. Offered to the market for the first time in 15 years, the Pink Flamingo stands apart from other accommodation properties on a variety of levels.

### FREEHOLD TITLE

Firstly, the resort sits on a freehold title, which means the business is for sale together with the land (3,569sqm), buildings, infrastructure and equipment. The new owner is therefore free to make their own decisions about the future direction of the business, the style of the accommodation, and any new additions they might want to make. Holiday accommodation businesses of this nature rarely come with freehold title.

### ADDITIONAL LAND

The current owner of the Pink Flamingo is also offering the adjoining block of land for sale. This second block is 3,551sqm, and zoned for its current multi-dwelling use. It has some existing stands of magnificent shade trees, but is otherwise cleared and ripe for development. This adjoining block represents

 12  12  3,569 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	479
<b>Land Area</b>	3,569 m2
<b>Floor Area</b>	2,900 m2

### Agent Details

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an ideal opportunity for the owner of The Pink Flamingo to expand the business over time, or construct a separate unit development, business, or even a private residence. Vacant blocks of land of this nature are highly sought after in Port Douglas.

#### MANAGEABLE BUSINESS, CONSISTENT INCOME

The resort was constructed in 1987, but became the Pink Flamingo after it was entirely remodeled in 2001. The business includes 10 self-contained villas and two studios, which provide accommodation for a very manageable 24 guests at any one time (adults only). Owners accommodation adjoins the office.

Running at around 90% occupancy in the high season, the resort generates an income stream sufficient for the current owner to engage a full-time, live-in management couple, assisted by casual staff when required. Alternatively, the new owner may wish to live on-site and manage the business themselves, thereby increasing the return on their investment.

#### LOYAL FAN BASE

The Pink Flamingo has a loyal base of repeat guests who return each year because of the colourful, quirky and very private nature of the resort. The 10 villas are hidden away at the back of the resort, amongst the well-maintained (and award winning) tropical gardens. Other features include the manager's unit, a free form pool, tropical bar, BBQ, games room and library. The resort is adults-only, gay-friendly and even welcomes pets.

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