

Eversun Holdings Pty Ltd trading as

Ray White.

Kalbarri

Proudly presents

“A premium opportunity to invest in Kalbarri”



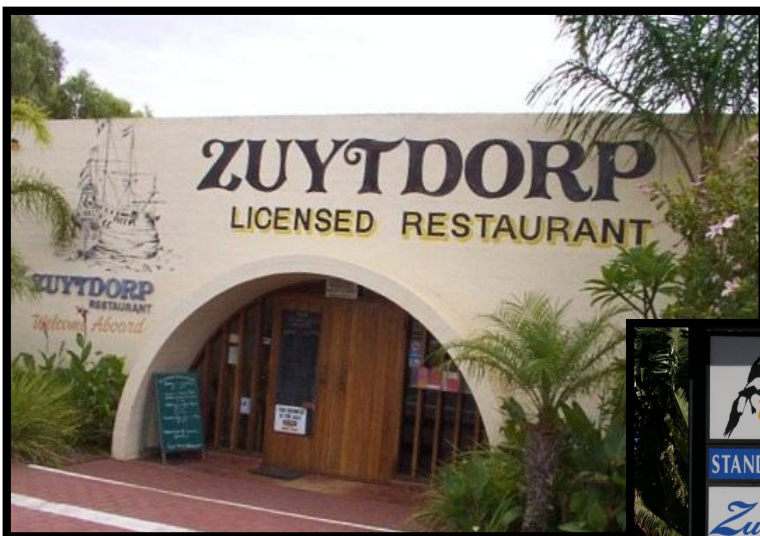
The Zuytdorp Restaurant & Jakes Bistro

Title Particulars & Legal Identification

Lot 41 # 23 Clotworthy Street, KALBARRI

Strata Plan # 12549, Volume # 1935, Folio # 299

These premises are **FREEHOLD** on a strata title within the Kalbarri Beach Resort complex.
Two restaurants for the price of one!





The Zuytdorp restaurant is named after a famous Dutch ship which ran aground about 65 kms North of Kalbarri in 1712 on its way to the Dutch East Indies. This part of the building has been designed with a mariners décor theme through out and was mostly used for the a la carte menu or special seafood buffets, for coaches and special functions eg wedding. The Zuytdorp comfortably seats 100 diners.



Jakes Bistro, was run as a daily smorgasbord/salad bar, very popular with the locals and tourists alike. Jakes seats approximately 100 guests. This side of the building boasts a separate games room with a pool table, full sound system, DJ box, stage, wide screen projector and bar.

Both restaurants were licensed with each having a fully equipped bar and worked out of the same huge, recently renovated kitchen with separate entrances, toilets, cool rooms and air conditioning.



The successful purchaser will also acquire virtually every bit of equipment required just to walk in, add your personal touch and get the place rocking again!

Potential Resort Connections

The Zuytdorp Restaurant and Jakes Bistro are part of the Kalbarri Beach Resort complex and in the past were advertised with the Resort to include the licensed restaurant as a facility. Resort packages also used to include accommodation and meals so having this captive audience would again be a tremendous benefit.

Trading Hours

In the past the Zuytdorp opened from 6 a.m. until 8.30 a.m. for breakfast, provided there were coaches booked into the resort or during School Holidays when the resort is generally full. Dinner was provided in both the Zuytdorp and Jakes from 5.30 p.m. until late, 7 days per week. Outside catering, conventions and weddings were catered for as required.

Liquor Licenses

The previous business carried on at the premises had a liquor licence and it is the sole responsibility of the purchaser to apply for a transfer of the existing licence and/or apply for a new licence as required, and that the mortgagee makes no representations in respect of the liquor licence, and that this is a matter solely the responsibility of the purchaser.

Equipment

It is a condition of the sale of this property that the successful purchaser also enter into a contract to buy the equipment that is situated on the premises. A list of the equipment is available upon request. The market value of the equipment has been determined as \$ 132,461.30, and the price will be inclusive of the price payable for the equipment. What this means is that the price will be for both the land and the equipment, with the final price being allocated \$132,461.30 to the equipment, and the balance of the purchase price to the land

Miscellaneous

Dining facilities are all weather.

Kalbarri Beach Resort is located opposite the Murchison River.

There are separate showers & toilets for the staff.

The Zuytdorp is styled on a nautical theme.

The Possibilities

Whilst the previous business traded very well as it was for many years, new eyes will always see some changes, such as:

- Trading hours for the restaurant could be increased, including lunches.
- There is not an upmarket Seafood specialist restaurant in Kalbarri.

So there you have potential for a thriving Kalbarri business in a nutshell. If you can see yourself as part of the Kalbarri lifestyle, what are you waiting for?

Inspections by Appointment Only

Land Rates - \$6,602.35 approximately annually

Water Rates - \$3,495.58 approximately annually

Strata Levies - \$40,100.07 - approximately annually - payable quarterly

The strata company is responsible for all repairs and maintenance on the building including painting, roof, air-conditioning, windows, gardens, paving, car park and insurance (you would be responsible for the internal maintenance of the building and insuring your contents)

Plant & Equipment - an approximate inventory list is available with an approximate replacement value of \$132,461.30



Kalbarri
the jewel of australia's coral coast





Where is Kalbarri?

Kalbarri is on the West Australian coastline, 590 kilometres North of Perth and 159 kilometres North of Geraldton. It is part of the “Australian Coral Coast” region, which includes other well known destinations such as Monkey Mia, Shark Bay and the Ningaloo Reef.

About Kalbarri

The township of Kalbarri is nestled between the mouth of the Murchison River & the Indian Ocean. It is a quiet, rural community, but Kalbarri offers so much more beyond its panoramic beauty. Kalbarri also offers a quality lifestyle which is safe & family friendly. The facilities, recreation & community spirit abound. Kalbarri is a comfortable ½ day journey from Perth by road or a 1½ hour drive from Geraldton.

Kalbarri, is more than any other resort town in Western Australia, is perfectly suited for the individual, couple or family looking for a variety of options for a holiday or that permanent sea change. The weather is great all year round, averaging 27.5 degrees & around 60 day’s rainfall per year but best of all we are blessed with around 300 days of sunshine a year.

In years gone by, Kalbarri was predominantly a small fishing community. Today it is more significantly viewed as a vibrant tourist destination. Tourism is catered for with a diverse range of services, including Rainbow Jungle Bird Park – referred to as one of Australia’s most beautiful parrot habitat. Set in lush tropical surrounds, you can walk through an open aviary admiring the birdlife & beautiful waterfalls. Kalbarri Air Charter will fly you over the spectacular Gorges & coastline. While a variety of conducted Gorge tours, 4WD driving & Adventure Tours are available. There are deep sea fishing tours, river cruises & whale watching tours, which are assured highlights to any visitor’s itinerary. There are two watering holes which offer meals, Fox TV & entertainment or perhaps just take in a movie at the outdoor cinema.

Despite being a tourism town Kalbarri community is catered for in numerous ways from Playgroup, Occasional Care, Family Day Care Service & Kalbarri District High School for Primary & Secondary Students a very modern facility which our children benefit both academically & recreationally. Community groups, fundraising & hard work has provided Kalbarri with a great skate park, Sport & Recreation Building for football, cricket, softball etc, netball courts, tennis courts, 18 hole golf & bowling clubs, an entertainment centre with mini golf & trampolines & the PCYC Hall has a variety of activities from play group, gymnastics, rifle club & 2nd largest skateboard bowl in WA. Medical Centre with quality care available 24 hours a day, Doctor’s Surgery & Physiotherapy Centre. There are several health & beauty services available offering a wide variety of beauty, holistic & natural health therapies as well as 2 hairdressing salons even the family pet has Chapman Animal Hospital.

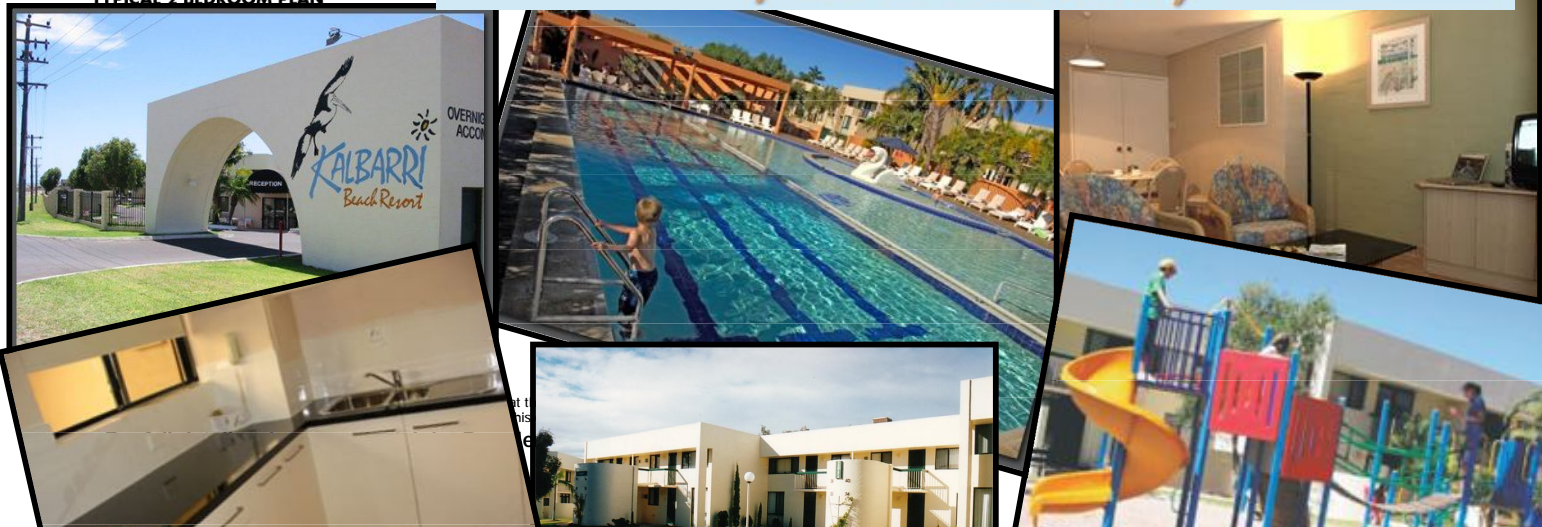
Emergency services to Kalbarri are more than sufficiently catered for & include St John Ambulance, Fire Brigade, SES, VMR & the Police. With the exception of the Police, most services are provided by volunteers as is the case in most regional communities. Art & Craft enthusiasts meet at the ‘Art Shed’ &

produce some very creative pieces of work & a free library service is available, if you prefer a quiet read. The township is serviced by 2 supermarkets, 2 petrol stations, 2 x hardware stores, post office, a butcher & a bakery.



Overview

The Mediterranean style resort is situated on a 3.1 hectare site overlooking the mouth of the Murchison River & offers a range of fully self-contained 2 & 3 bedroom apartments providing the ideal setting for couples & families of up to seven. Comfortable all year round, the apartments feature ceiling fans & air cooling & come with DVD players, six Foxtel channels & wireless internet (WiFi) access. You can prepare your meals in your own newly remodelled kitchen, make use of 1 of the eight poolside barbecues, or enjoy the fully licensed restaurant on site. While Kalbarri's wider attractions are sure to take up much of your time, the resorts own facilities will keep you fully entertained, whether you just want to relax by the poolside or you're seeking something a little more physical. The resort is built around an expansive outdoor entertainment complex, the centrepiece of which is a luxurious pool area comprising a 25 metre lap pool, an extra large wading pool & a toddlers' pool. A games room featuring a table tennis table & arcade games & 2 secure playground areas will keep children occupied. And for those seeking more physical outdoor activity, the resort's full & half-court tennis & volleyball courts will provide hours of exercise & fun, while three spa baths will provide a relaxing conclusion to the day's exertions.



2016 – Information Memorandum – Zuytdorp Restaurant & Jakes Bistro

We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

For full details, please contact John Brandenburg on 0427 371 161 or 08 9937 0400 Ray White Kalbarri - kalbarrisales@raywhite.com