



## **Escape to the outback**

### **Ivanhoe Caravan/Cabin Park and Service Station**

The Ivanhoe Service Station offers the new owners the opportunity to combine their mechanical knowledge and customer service skills in return for the enjoyment of outback living. A P12 primary secondary school is located in town as is the hospital and flying doctor service.

Ivanhoe is located approx 210 kms from Hay, 265km from Griffith, 311 kms from Broken Hill and is a well used route for travellers using the Cobb Hwy.

The package being offered for sale includes:

- Service station (freehold) tools, tyres, equipment and stock
- Caravan park with powered and un-powered sites, amenities block, 2 cabins one with ensuite
- 3 bedroom family home, new cooker, great living areas
- Police impound yard, NRMA roadside and towing contract (subject to approval) and vacant block of land

This successful business is being offered on a walk in walk out basis and is only being offered due to ill health. Figures and other relevant information is avail for genuine interested parties.



**Price: \$250,000**

**Inspection: by appointment**

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