

# Information Memorandum

# THE DULACCA HOTEL

# & TOURIST PARK





# THE OPPORTUNITY

SGW HOTEL BROKER are retained as exclusive agents by the vendors  
Danny & Natalie Scotney to offer for sale the Freehold Going Concern in  
The Dulacca Hotel & Tourist Park Dulacca Qld  
Scott Williams 0417 508 452





# INVESTMENT SUMMARY

- A Historic Pub (115 years old) with loads of history
- Warrego Highway with major traffic passing everyday
- 25 Powered Van sites
- 7 Queen bed , self contained Cabins
- Development approval for 3 more cabins
- 75 equivalent persons treatment plant with ERA
- Caravan sites can convert to cabins or glamping sites if desire
- Staff house with 3 bedrooms & bathroom
- A new amenities block of 5 showers & 5 toilets
- Proposed second wind farm development locally
- Year on year growth since 2017 (even during COVID)
- Grain and cattle district with lots of local clientele





# EXECUTIVE SUMMARY

Property	The Dulacca Hotel & Tourist Park, Lot 4 Glynn Ave Dulacca Qld
Registered Owners	Danny & Natalie Scotney
Real Property Description	Lot 4 on RP 84772 County of Bulwer', Parish of Dulacca
Land area	2.01 ha (4.98 acres)
Street Frontage	Glynn Avenue & Bell Street
Local Authority	Western Downs Regional Council
Zoning	Commercial Hotel Licence No 191688
Exclusive Agents	SGW HOTEL BROKER Scott Williams 0417 508 452 admin@sgwhotelbroker.com.au





# SITE OVERVIEW

Lot 1, Bell Street  
Dulacca Qld 4425  
(residential)

Lot 2, Bell Street Dulacca Qld  
4425

Tourist Park

25 caravan sites, amenities  
with accessible access &  
bathroom

7 cabins (3 more approved)

3 staff bedrooms & living  
quarters with kitchen &  
bathroom

ERA for treatment plant for  
up to 75 equivalent persons

Lot 4, Glynn  
Avenue

Dulacca Qld 4425

(Commercial  
Hotel)

Glynn Ave

Bell St

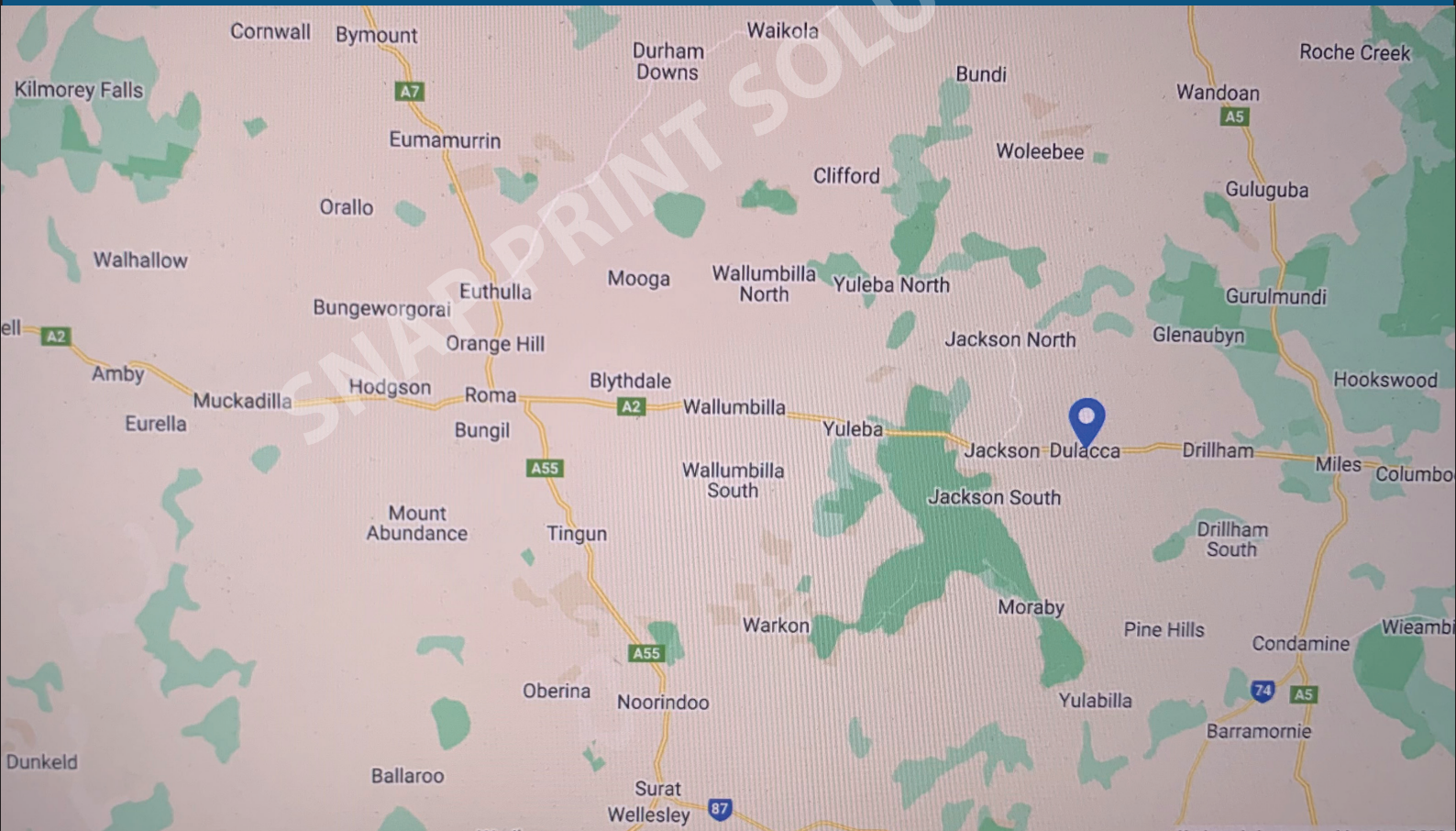
Bell St

SNAP PRECINCT SOLUTIONS



# LOCATION

Dulacca is on the Western Downs 240kms northwest of Brisbane, on The Warrego Highway heading towards Roma.





# SUMMARY

The Dulacca Hotel & Tourist Park is For Sale by way of Expressions of Interest with a Closing Date of 1st of March 2024.

Designed with the future in mind, with a purpose built 2 storey Hotel with Bars, Bottle Shop, dining, outdoor Bowls and 6 room Accommodation upstairs.

There is a Staff House with new amenities block, 25 Powered Van Sites, 7 Cabins with an approval of another 3 and a residential block of land on Bell Street.

The Hotel is 115 years' old and has become a very popular stop over for many travellers on the Warrego Highway

The marketing agents for themselves and for the vendors of the property for whom they act give notice that (1) whether contained in this document given orally is given without responsibility Intending purchasers should satisfy themselves as to the truth or accuracy.



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