

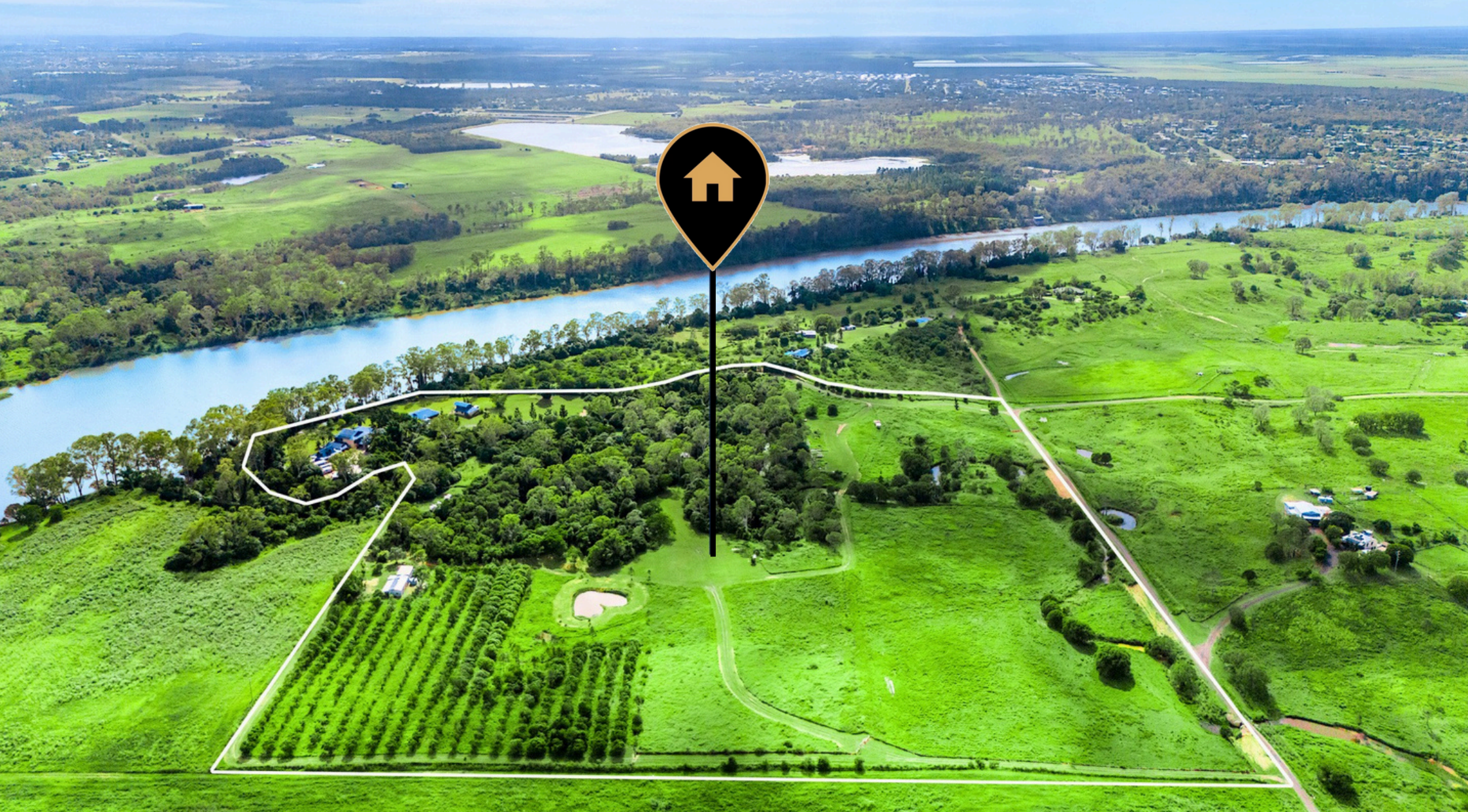


Platypus Park.

Information

Memorandum

REPRESENTED BY NATHAN BEASLEY



PLATYPUS PARK, BUNDABERG

11 years in business with DA approvals for future growth

1. Opportunity.

Welcome to Platypus Park

Your Property Co. are pleased to represent Platypus Park Riverside Retreat for sale. As a tourism and hospitality asset, Platypus Park generates various revenue streams through holiday accommodations, including camping, caravans, and cabins, as well as short-term rentals, weddings, events, and conferences.

The property price guide is expressions of interest.

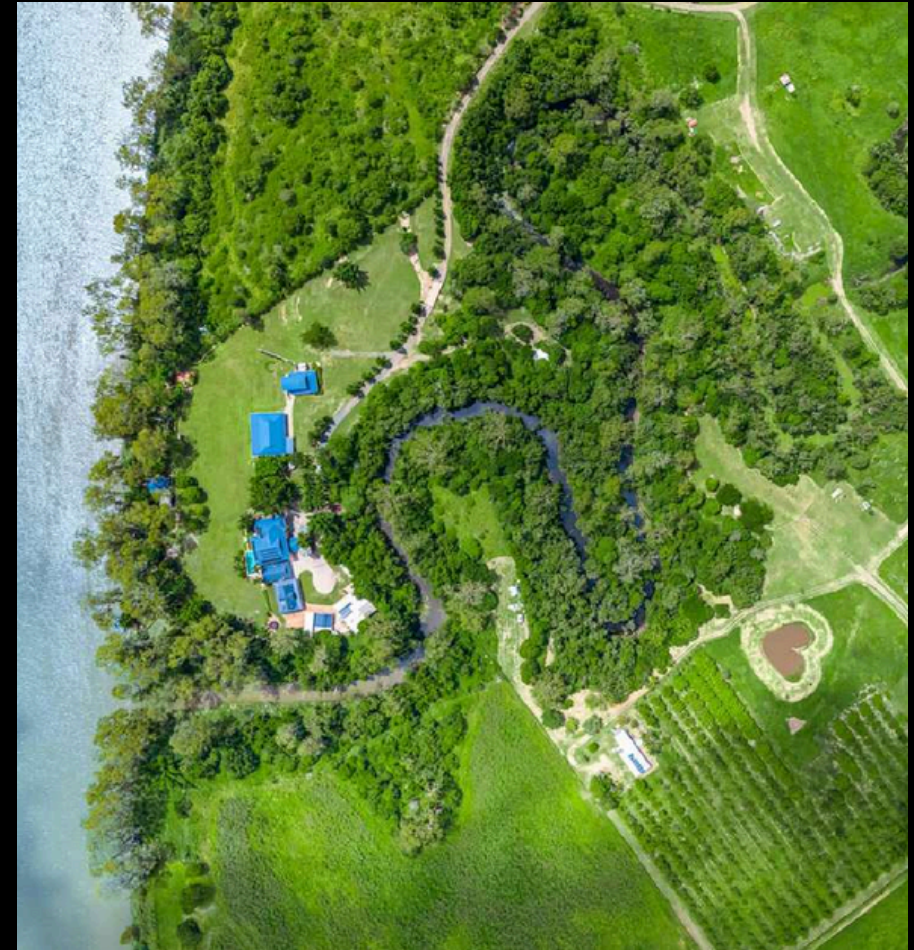
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Site Overview



Homestead with function centre and other guest accommodation

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Snapshot.

20.18 hectares (50 acres) with 150 linear metres of frontage on the Burnett River, a freshwater river with a sandy beach is accessed by a single boat ramp and a separate pontoon.

Collies Creek, bordered by 20 acres of subtropical rainforest, meanders through the property offering a wealth of soft adventures and activities

Multiple residences to include a modern homestead, multiple long-term residences, short-term villas, campsites, caravan sites

DA approvals for additional accommodation and resort facilities

An established website presence and Intellectual property with over 10 years of goodwill and repeat customers Rural

zoning to allow livestock and horses - fence paddocks in place

Modern homestead designed with every luxury - swimming pool, internal lift, gourmet kitchen and secondary alfresco kitchen

All accommodation and facilities are wheel-chair accessible

Over twenty years from design concept, construction and completion to create an award-winning resort and an equally significant, lifestyle homestead to suit multi-generational families

Located 20 minutes from Bundaberg Queensland with its Pacific Ocean beaches, the Southern Great Barrier Reef and tourist attractions

Serviced by Bundaberg Regional Airport with daily connections to Brisbane Airport and major motorways along the eastern seaboard

Burnett River



2. Overview.

Explore Platypus Park, located outside Bundaberg, Queensland.

Platypus Park Riverside Retreat has operated for over 11 years, offering campsites, caravan sites, semi-permanent accommodation, and a waterfront function centre. The property spans 20.18 hectares (50 acres) and features 150 metres of Burnett River frontage. A modern homestead was built in 2018, along with a selection of one-, two-, and three-bedroom residences, as well as a 400-tree organic mango orchard. Zoning permits livestock and horses.



2. Overview.

ADDRESS

169 Bakers Road, South Kolan, Queensland Australia 4670

LOCATION

Platypus Park Riverside Retreat is located in South Kolan, a 20-minute drive from Bundaberg and 40 minutes from Bargara Beach.

LEGAL TITLE

Lot 33 SP126633

REGIONAL COUNCIL

Bundaberg Regional Council.

FREEHOLD LAND

20.18 hectares (50 acres) riverfront property includes 20 acres of subtropical rainforest and a freshwater creek that runs through the property.

RIVER FRONTAGE

The property has about 150 metres of frontage on the Burnett River and one boat ramp and one pontoon.

ACCESS

Transportation by motor vehicle, boat via the Burnett River, and helicopter to access the property. It is 20 kilometres from Bundaberg, 15 from Gin Gin, 320 from Brisbane, and 320 from Rockhampton. The region is served daily by Brisbane Airport, Bundaberg Regional Airport, Hervey Bay Airport and private charters. Major ground transportation corridors are the Pacific Highway and Bruce Highway.

TOWN PLANNING

Zoning: Small crops and fodder - irrigated.

DUE DILIGENCE DOCUMENTS AND DATA ROOM

The Platypus Park vendors have owned the property for over two decades, running the family business as a lifestyle venture. For Due Diligence, a data room containing DA approvals and additional documentation can be accessed upon request.

3. Location.

South Kolan, situated on the Burnett River, offers a balanced blend of urban amenities, natural beauty and a relaxed lifestyle. The Bundaberg region, renowned for its sugar and rum production, is a hub for fresh local produce grown in the rich volcanic soils. The local beaches are ideal for surfing, swimming and world-class fishing. Popular for Southern Great Barrier Reef snorkelling and diving excursions are Lady Musgrave Island and Lady Elliot Island.

From June to October, Humpback whales migrate close to the Bundaberg ocean shore, making it an excellent time for whale watching and attracting grey nomads, digital nomads, and multi-generational families.

DISCOVERING PLATYPUS PARK, SOUTH
KOLAN, AND THE BUNDABERG REGION



Burnett River



4. Advantages.

WATERFRONT LOCATION

Waterfront is a highly searched term on Australian real estate websites due to its limited availability and desirability. Platypus Park has over 150 metres of riverfront on the freshwater Burnett River, along with a creek meandering through the property, bordered by pristine rainforest.

OUTDOOR ACTIVITIES

Grey Nomad's top priorities include outdoor activities and leisurely adventures. Platypus Park offers a variety of water sports, fishing, nature walks, and the joy of being surrounded by nature. The river and creek are home to plentiful catches like Barramundi, Bass, and Yellow belly.

MULTIPLE REVENUE STREAMS

From caravan and camping sites to various short-term rental options in houses and villas, including a function centre that is popular for weddings, milestone events, and conferences. The facilities offer a commercial kitchen with catering facilities, overnight stays, ample parking, and easy access. All facilities are wheelchair accessible.

INFRASTRUCTURE IN PLACE WITH EXPANSION POTENTIAL

The planning, infrastructure, and development application approvals are ready for the next owner to capitalise on and stamp with their brand. Buildings and structures are well-constructed using quality building materials to stand the test of time.



Riverfront guest amenities



A single boat ramp and a pontoon access the Burnett River

4. Advantages.

AN ESTABLISHED BUSINESS & GOODWILL

Throughout a decade of operation and a high rate of return guests, Platypus Park has established a strong marketing presence on social media platforms and within the caravan community's inner circles.

WARM WEATHER YEAR-ROUND

Regional Bundaberg enjoys an enviable subtropical climate, characterized by consistently warm temperatures year-round, averaging 29.9°C in summer and 22.7°C in winter along with lower rainfall compared to tropical regions. In addition to the favourable weather, tourists come to Bundaberg to see the nesting, egg-laying, and hatching of loggerhead turtles on the local beaches from November to February. July to October is another popular time with the advent of whale watching season. The ideal diving season is between April and November.

BIRDWATCHING AND WILDLIFE

Platypus Park is a paradise for birdwatchers, hosting a variety of birds from finches to Sea Eagles. In the Collies Creek subtropical rainforest you can spot koalas, sugar gliders, platypuses, and wallabies.



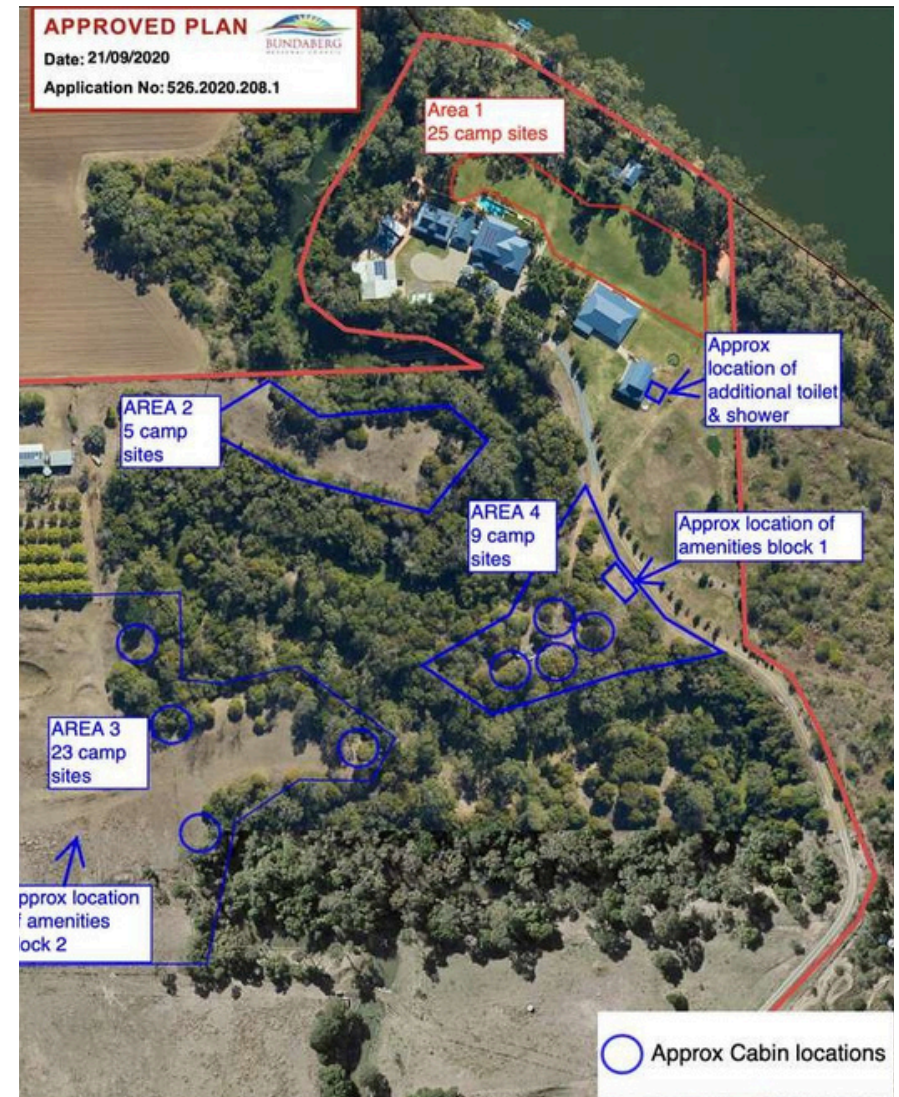
Water sports are popular with guests



Outdoor living at its finest

5. DA approvals.

- Nature Base Tourism Business to include the campsites x 62 and cabins x 8
- Home-based business to operate the villa as guest accommodation: 2 bedrooms, 2.5 bathrooms and an open-plan living area
- Function and event centre - 320 sqm undercover with a commercial catering kitchen, guest amenities facilities x 3 - toilets, showers, change rooms; Council approval for 140 guests and 20 weddings/events per annum



5. DA approvals.

Mix of completed and approved facilities

ACCOMMODATION: 14 KEYS - 28 GUESTS

- 2018 Homestead: 4 bedrooms, 3 bathrooms, open plan living areas and gourmet kitchen, swimming pool, interior lift, and luxury amenities.
- Boathouse: 3 bedrooms, 1.5 bathrooms, open plan living, dining and kitchen.
- Holiday villa: a single unit with 2 bedrooms and 1 bathroom.
- Granny flat: 1 bed, 1 bath.
- Caretaker's residence: 3 bedrooms, 1 bath, open plan living.
- Optional expansion opportunity by utilising tiny homes.

CAMPSITES & CABINS - MIX OF COMPLETED & APPROVED

62 campsites - approved - 48 with power and water.

- Area 1: 25 campsites with power and water each
- Area 2: 5 campsites with no power or water
- Area 3: 9 campsites with no power or water
- Area 4: 23 campsites with power and water each

Guest amenities centres x 3: showers, toilets, basins for campsite guests and event guests.

8 cabins have been approved for construction but are yet to be built.

6. Primary facilities.

The Homestead

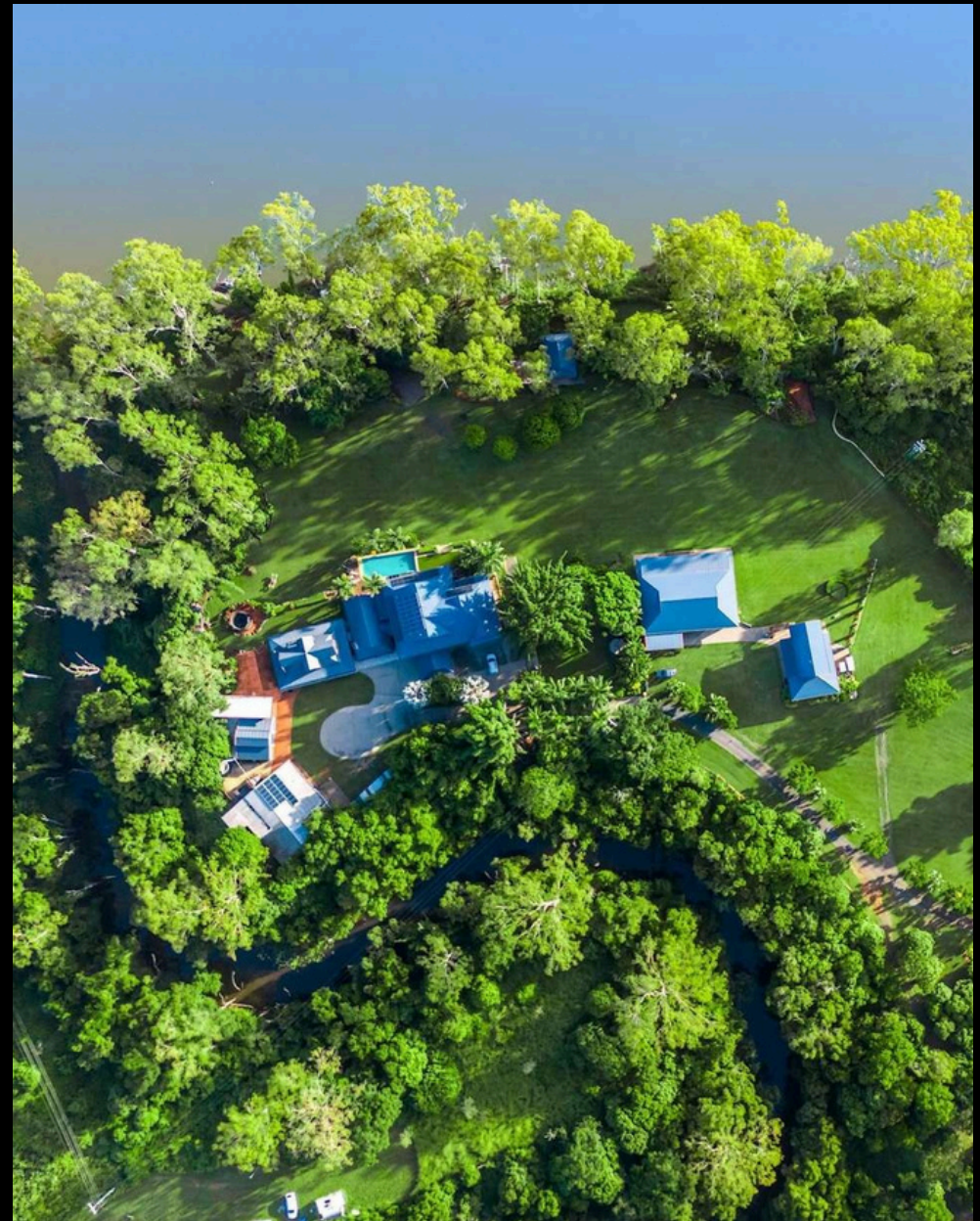
Crafted to the highest standards and completed in 2018, this modern residence offers diverse indoor and outdoor living areas, a pool, and a gourmet kitchen. It includes four bedrooms, three bathrooms, and an internal lift. All accommodation and facilities wheel-chair accessible.

Boathouse

The Boathouse is linked to the Homestead and serves as an independent dwelling featuring three bedrooms, two bathrooms, and an open-plan living area built mainly from repurposed materials.

The Barn, aka function centre

The function centre, spanning 320 sqm, has DA approvals to host 20 events annually with a capacity of 140 guests. Adjacent to the centre are a catering kitchen and guest amenities facilities—toilets, showers, and change rooms.



Homestead was built in 2018 and flanked by the Boathouse on the right and The Barn, a multi-purpose function centre with guest facilities situated on the far right

7. Awards.



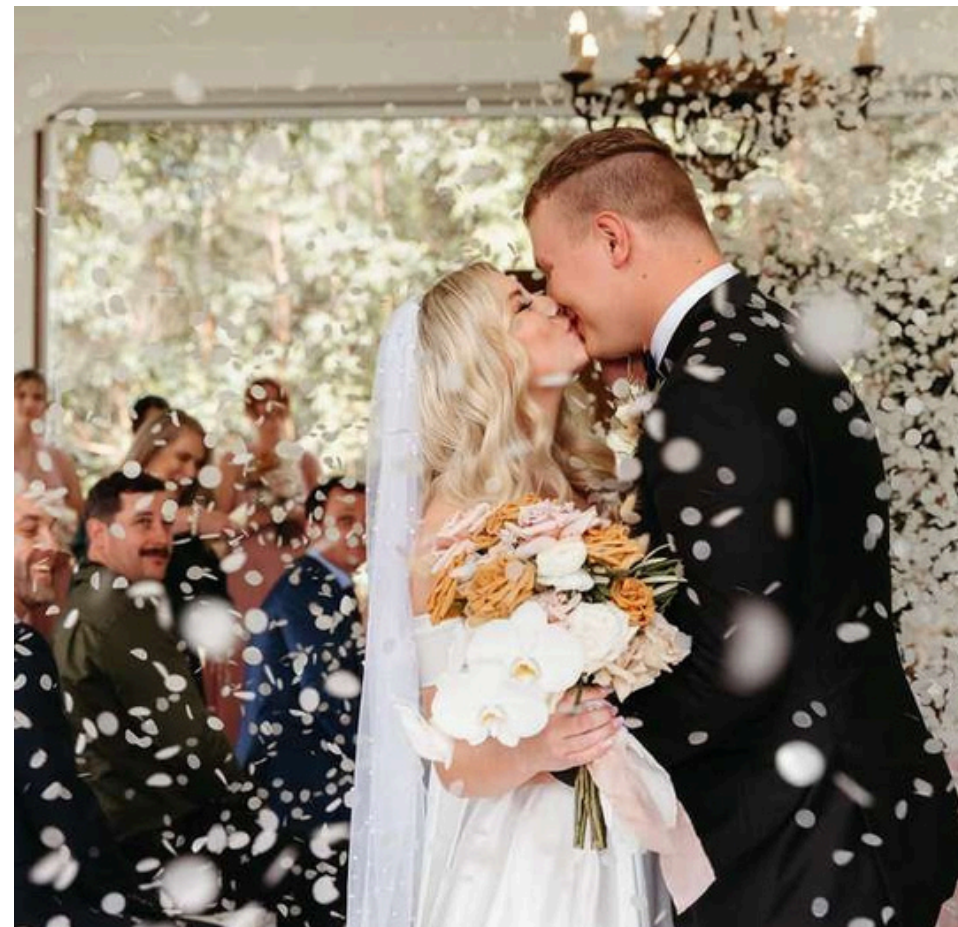
7. Awards.

Bundaberg's best wedding professional winners, 2024

THE COURIER MAIL ANNUAL AWARDS

Platypus Park was awarded the best wedding venue of the year, 2024

OUT OF THE NINE WEDDING VENUES IN BUNDABERG, PLATYPUS PARK WAS CHOSEN AS THE NUMBER ONE VENUE.





The Barn, aka Function Centre

8. Bundaberg region & tourism.

From beaches to botanical gardens and farm-to-table produce that's what attracts.

GREY NOMADS, DIGITAL NOMADS AND
MULTI-GENERATIONAL FAMILY HOLIDAYS

From cultural activities and rum tastings to whale watching and snorkelling at the SouthGreat Barrier Reef.

KALKI MOON DISTILLING COMPANY, WINNER
OF MULTIPLE PRESTIGIOUS AWARDS



8. Floor plan.

Homestead completed 2018

169 Bakers Road, South Kolan



Internal: 1,145 m² | External: 1,249 m² | Total: 2,394 m²



9. Bundaberg region & tourism.

Bundaberg hosts a wide range of outdoor activities, cultural attractions, and regional food and drink experiences, making it a sought-after tourist destination. Here are some notable highlights of activities to enjoy.

DISTILLERY TOURS & TASTINGS

Known as the rum capital of Australia, Bundaberg is home to the famous Bundaberg Rum Distillery, where visitors can take tours and learn about the history and production. The Kalki Moon Distilling Company is another local distillery hosting tastings and tours.

INDIGENOUS WILDLIFE

The region is home to the Mon Repos Turtle Encounter, where visitors can witness the nesting and hatching of sea turtles, one of the largest turtle colonies on the eastern Australian coast. The Alexandra Park Zoo is a small zoo run by the local council that allows visitors to see native Australian animals.

BOTANIC GARDENS & MUSEUMS

The Bundaberg Botanic Gardens span 27 hectares and showcase a variety of plant life, museums, and historical sites and activities, including a Sugarcane Train ride.

LOCAL PRODUCE AND FARMS

Bundaberg is known as the "food bowl of Australia", where visitors can experience local agriculture at places like Macadamias Australia and The Orchard Table Cafe.

Experience local agriculture at Tinaberries Strawberry Farm.

Explore the region's reputation as the "food bowl of Australia" through its diverse local produce and culinary offerings.

BEACHES & ISLANDS

Bundaberg has a wealth of beautiful beaches like Bargara Beach and Kelly's Beach, as well as access to the Southern Great Barrier Reef islands. Visitors can take boat tours to explore the coral gardens and marine biodiversity. Reef islands such as Lady Musgrave Island and Lady Elliot Island are within one hour and two hours respectively.

10. Sales process.

Platypus Park Riverside Retreat is on the market seeking expressions of interest.

Upon request and signing an Non-disclosure agreement, access to the Due Diligence Data Room is available: financials, DA applications and approvals, inventory and chattels, and other documents.



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