

Wallaroo Hotel Coolatai



Price: \$425,000.00

Poker Machines: 0

Rooms to Let: 3 Hotel style, 2 roomed donga

Bars: Single bar operation

Restaurant: Operates 5 days per week

Bottle Shop: Over bar

Construction: Brick and metal siding

Residence: 2 bedroom self contained

WALLAROO HOTEL COOLATAI

FREEHOLD SALE \$425,000 +SAV

CHARMING COUNTRY HOTEL

FRIENDLY VILLAGE LIFESTYLE

IDEAL STARTER HOTEL

The Wallaroo Hotel welcomes you with its charming country simplicity as soon as you enter.

The main bar features ironbark bar tops and flooring, complimented by a raked timber ceiling with exposed rafters.

Grab a beer and wander through to the sports room where a newly refurbished pool table entertains locals and visitors alike.

A separate lounge area is also utilised as a children's play zone.

The full commercial kitchen caters to the spacious dining room as well as the large, covered deck that overlooks the expansive grounds.

Accommodation consists of 3 hotel style twin rooms within the hotel and a donga in the grounds with 2 bedrooms. All rooms are serviced by the well-appointed bathroom facilities.

A 2 bedroom, fully self-contained managers residence is attached to the hotel.

The Wallaroo Hotel features reverse cycle air conditioning, a 12v solar system and approx 14,000 gal rainwater tanks.

The Wallaroo Hotel is the heart of the village of Coolatai, host to community meetings, fund raising events and providing catered meals for workers during the harvest season. It's also the place to pick up the basics like bread and milk and treats like ice cream and chocolates.

Coolatai lies on a popular touring route that extends from Tamworth to Brisbane, via Yetman, avoiding heavy traffic and winding roads.

In easy reach of larger centres, including Inverell, Moree and Goondawindi, Coolatai with free camping by the creek, makes a great base to explore the region.

Bounded by the Ottley Creek and surrounded by picturesque bushland, Coolatai is a tiny settlement with some big surprises.

McIntyre Falls and Lemon Tree Flat, in the nearby Kwiambal National Park, are great day trips and provide the chance of a swim. Stories of the Coolatai panther persist, and the beast just keeps growing. First 'seen' in 1958, by 1970 it was said to be breeding. The village sign celebrates the panthers.

The population of the village swells with the popular Vintage Tractor Pull in May and the Campdraft in September.

Rebuilt in recent history, The Wallaroo Hotel, with its up-to-date facilities, is easy to run and low maintenance, providing a fantastic opportunity for a couple, family or individual wanting that friendly village country lifestyle.

We highly recommend an inspection to get the true experience of this delightful hotel.

Call us today on 0417 252 199

*Chris Tinning
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