



MATAKOHE HOLIDAY PARK

Information Memorandum

Tourism Properties .com

TOURISM & HOSPITALITY BUSINESS BROKERS

Introduction

Matakohe Holiday Park

Freehold Going Concern For Sale.

Discover the Perfect Work Life Balance at Matakohe Holiday Park!

Nestled in the heart of Matakohe, this exceptional holiday park offers a unique blend of comfort, convenience, and natural beauty. The park is currently operating at an occupancy to suit the current owner, allowing new purchasers an incredible growth opportunity in occupancy and daily rates. Spread across 4 acres (more or less) of pristine rural land, the park offers the chance for an active couple to escape their daily grind and take up a rarely available Kiwi lifestyle choice, providing income and potential capital gain.

Boasting a 4 bedroom Owners residence, with plenty of space for you and the kids, a vegetable garden and established fruit trees.

With a variety of accommodation from camping and motels to cozy cabins there is an option to suit every traveller's needs. The beautifully kept grounds have plenty of opportunities for increased capacity and growth.

Property Highlights:

- Well-maintained grounds with a large barn and ample water storage.
- New 15-year septic consent.
- Owner's residence featuring 4 bedrooms and an office/reception area.
- Diverse accommodation units including self-contained units, a studio, a two-bedroom unit, and cabins.
- Communal kitchen, showers, and toilets, with all furniture and appliances included.
- 25 powered sites, campsites, children's playground, BBQs, fish filleting station, and dump station.
- Beautifully landscaped with established plants, a vegetable garden, and fruit trees.

This well-established holiday park is ready for you to take over and continue its legacy of providing memorable holiday experiences. Don't miss the opportunity to own this rare piece of paradise in Matakohe!

For more information or to arrange a viewing, contact Business Broker, Michael Shah.

The Business

- **Year-Round Appeal:** The 'Gateway to the winterless north', Matakoho is a perfect holiday destination throughout the year.
- **Variety of Accommodation Options:** Camping, motel, and cabin accommodations. Caters to different preferences and budgets.
- **Room for expansion** with utilities in place to support additional visitors.
- **Significant occupancy and rate growth potential** as the current Owner operates at a modest level to suit their lifestyle.
- **Stunning Scenic Location:** Enjoy breathtaking views of the Kaipara Harbour from your doorstep.
- **Family-Friendly Amenities:** Adventure playground, BBQ area, and modern facilities ensure a delightful stay for families.
- **Proximity to Attractions:** Just 400 meters from the famous Kauri Museum and close to local cafes and scenic walks, making it an ideal base for exploring the Kauri Coast and Twin Coast Discovery Route.
- **Historical Charm:** Visitors can immerse themselves in the rich history of Matakoho with nearby attractions like the Kauri Museum and historic colonial houses.

Details

Lot 1 Deposited Plan 605542
Estate Fee Simple
Area 1.6910 hectares more or less

www.matakoheholidaypark.co.nz

- o Approximately 4 acres of well-maintained grounds.
- o Large barn and good water storage.
- o New 15-year septic consent.
- o Owner's residence with 4 bedrooms and an office/reception area.
- o Separate 1 bedroom Manager's apartment.
- o Various accommodation units:
 - 2 x one-bedroom self-contained units (sleeps 5 each).
 - 1 x studio (sleeps 2).
 - 1 x two-bedroom unit with lounge, kitchen, bathroom (sleeps 8).
 - 4 x cabins with double beds.
- o Communal kitchen, showers, and toilets.
- o 25 powered sites (10 on hard stands), campsites, children's playground.
- o BBQs, fish filleting station, dump station.
- o Well-established plants, vegetable garden, and fruit trees.

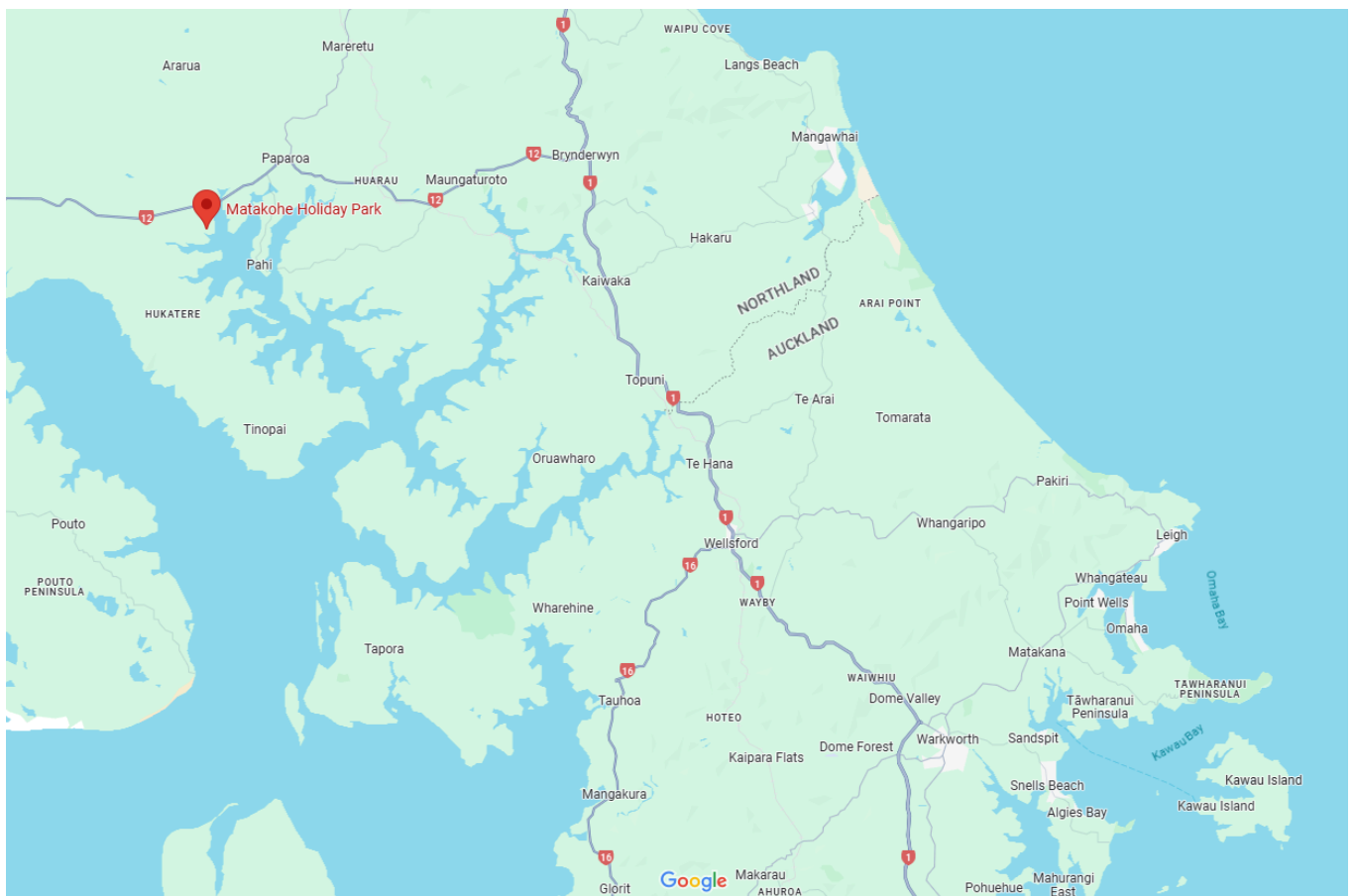
Location

Matakohe Holiday Park is situated on the upper Kaipara Harbour and set amongst rural land on the rugged West Coast of New Zealand's North Island.

It is an ideal first night stop when travelling north from Auckland, or a last stop before departing. Close by the historic Kauri Museum and a key stop on any tour of Northland and the spectacular West Coast coastlines, including famous landmarks such as Tane Mahuta, and 90 Mile Beach. It's also the gateway to Cape Reinga - the tip of New Zealand.

- 130km / 1.5 hours from Auckland City
- 74km / 1 hour from Warkworth
- 63km / 1 hour from Whangarei
- 30km / 25 minutes from the Brynderwyn SH12 /SH1 turn off

**distances and travel times are approximate*



Method of Sale

Freehold Going Concern

\$1,600,000 plus GST (if any)

For Sale by Negotiation

Detailed financial information is available on request.

Gallery



Your Broker



Michael Shah

AUCKLAND, NORTHLAND & COROMANDEL

Michael has extensive international experience in managing boutique hotel, lodges and tourism ventures for a range of luxury brands in New Zealand, Australia and the South Pacific including Langham Hotel Group, Hyatt International and LVMH Moet Hennessey. Michael has won numerous awards including South Pacific General Manager of the Year and managed Qualia Resort on the Great Barrier Reef when it was awarded 'Best in the World' by Conde Nast Traveller.

Michael has a passion for the industry that has developed over 30+ years of Hotel, Lodge and Resort Management experience. He lives in Auckland but has wide connections throughout the country. He is a keen cyclist and brings a high level of motivation into everything he does.

Contact Michael on:

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Tourism Properties is New Zealand's premier business brokerage specializing exclusively in Tourism, Hospitality, and Leisure sectors across Australia and New Zealand. Since 2005, we have strategically connected buyers and sellers, helping many realize their dreams of business ownership.

Our strong reputation, commitment to professionalism, and understanding of market dynamics set us apart from general commercial brokerages. With a focus on exceptional service and results, we continue to lead the way in this specialized market

Tourism Property Brokers Limited MREINZ trading as Tourism Properties.com

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