

# Childers Backpacker Hostel, Holiday Tourist Accommodation For Sale

The Hostel consists of two buildings with 4 quad dorms in each; 1 building with 3 quad dorms and a bathroom (2 showers 2 toilets). One bathroom block with 4 showers 4 toilets, 2 commercial coin operated washing machines. A kitchen block and a dining/cinema building. In addition there are 4 permanent furnished double Eco-tents, 2 with ensuite bathrooms; a camp kitchen; a gym/games room; campfire area; covered social area; carpark.

The design of the property, opened 5 years ago, features modern sustainable technologies for maximum water and energy saving.

The area boasts fertile red soil, a booming avocado industry as well as many small crops and tropical fruit providing seasonal work for backpacker labour. The high season runs from January to August with a shoulder season of October to December.

The Business has an established reputation both with reputable local growers and with backpackers for an honest transparent work placement service and excellent accommodation facilities. The nature of the business means a large proportion of stays are long term (with GST benefits), and the majority of guests are pre-booked before arrival meaning reception hours are limited, freeing managers from being tied to the property all the time.

The 4 bedroom managers residence also houses the reception and office features a recently modernised kitchen and laundry, a large private rear deck, private pool and outdoor entertaining area. There is a 4 car carport, workshop and private managers driveway. The business includes vehicles, chattels, plant and machinery.

A sideline business also operated by the owners is "Off The Wagon Tours" offering food and wine tours around Childers and Bundaberg to organised groups. In addition, 120 young lime trees offer another potential revenue stream.

Marketing is purely by word of mouth and website with referrals making up over 60% of guest sources.

Childers Eco-lodge is a recognised leader in it's sector: Winner of a Queensland What's Your Big Idea grant for innovation, the business also won the 2014 Queensland Tourism Award

New Business category, and was a finalist in the 2016 Premier's Sustainability Awards. Childers Eco-lodge has gained Trip Advisor Green Leader status; Trip Advisor Certificate of Excellency; Booking.com Guest Review Award (8.7 rating) and maintains excellent Trip Advisor 4.5 star and Google Review 4.6 star ratings.



It also holds Nature Tourism Certification with Ecotourism Australia's part of its commitment to sustainable tourism.