

# Price Reduced Holiday Park Business for Sale Central Otago



## For Sale

Location: **Otago**  
Asking: **\$1,150,000  
+GST (if any)**  
Type: **Accommodation-Other**

### Looking to move to a great Central Otago town, where you can achieve work & lifestyle balance?

**Vendor Committed to a Sale - Under Contract Required Within 30 Days**

**Reduced to \$1,150,000 + GST (if any)**

The vendor has issued clear instructions - this property must be sold and under contract within the next 30 days.

This substantial price reduction creates an exceptional opportunity to acquire a well-established Freehold Going Concern holiday park and accommodation business in the heart of Central Otago.

Offering diverse accommodation options, multiple income streams and genuine scope to add value, Clutha Gold Cottages & TOP 10 Holiday Park presents an affordable entry into New Zealand's thriving tourism accommodation sector.

Adding further appeal, **two adjoining sections are available for purchase at \$265,000 + GST (if any) each**, providing future expansion or development potential.

**Motivated vendors, a significantly reduced asking price and a defined timeframe make this an opportunity buyers should not overlook.**

#### Key Investment Highlights

1. Vendor requires a sale within 30 days
2. Reduced to \$1,150,000 + GST (if any)
3. Freehold Going Concern
4. Multiple accommodation and income streams
5. Four self-contained cottages
6. Four-bedroom holiday house/backpacker accommodation
7. 19 powered sites and 40 non-powered camping sites
8. Swimming pool, playgrounds and extensive guest facilities
9. Two adjoining sections available for future expansion
10. Prime location close to the Clutha Gold Cycle Trail

#### Established Accommodation Business in the Heart of Central Otago

Located in the picturesque Teviot Valley near Roxburgh, Clutha Gold Cottages & TOP 10 Holiday Park offers a proven accommodation business in one of Central Otago's most scenic and popular visitor destinations.

The property has been well maintained, with extensive upgrades to campground amenities and infrastructure over time. The combination of cottages, holiday house accommodation and campground facilities provides flexibility to cater to a wide range of travellers, from families and holidaymakers to cyclists exploring the renowned Clutha Gold Cycle Trail.

### Contact:

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Business Hours

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Tourism Properties.com  
Licensed REAA 2008  
Broker Ref: 55112



Operating under the nationally recognised TOP 10 Holiday Parks brand provides purchasers with the benefit of strong customer recognition, established systems and access to a respected marketing network.

**Accommodation includes:**

**Four Self-Contained Cottages**

1. Two x two-bedroom cottages sleeping up to seven guests
2. Two x one-bedroom cottages sleeping up to five guests

**Holiday House / Backpacker Accommodation**

1. Four comfortable bedrooms
2. Spacious lounge and dining areas
3. Well-equipped kitchen
4. Two private bathrooms

**Campground Facilities**

1. 19 powered sites
2. 40 non-powered camping sites
3. Modern toilet and shower facilities
4. Camp kitchen and outdoor cooking areas
5. Spacious landscaped grounds

**Additional Features**

1. Reception and office
2. Guest lounge, dining and games room
3. Laundry facilities
4. Two playgrounds
5. Outdoor swimming pool
6. Garage and carport with additional bedroom
7. Multiple guest activity and experience opportunities

**Lifestyle and Business Opportunity**

Clutha Gold Cottages & TOP 10 Holiday Park enjoys a loyal base of returning guests, strong patronage from cyclists and outdoor enthusiasts, and consistently positive reviews.

The business is of a manageable scale and could suit an owner-operator, couple or family seeking a rewarding lifestyle and accommodation business. The property offers an excellent foundation for continued operation while also presenting opportunities to further enhance and grow the business over time.

Roxburgh is ideally positioned between Queenstown and Dunedin and is renowned for its stunning landscapes, orchards, outdoor recreation and rich gold mining history.

Visitors are drawn to the region year-round for cycling, hiking, fishing, kayaking and exploring the popular Clutha Gold Cycle Trail. Lake Roxburgh, the Clutha River and the surrounding mountain landscapes provide a constant drawcard for domestic and international visitors alike.

Act now with a reduced asking price, highly motivated vendors and a clear requirement to secure a sale within 30 days, opportunities like this are rare.

**For further information or to arrange an inspection, contact specialist Accommodation Business Broker Adrian Chisholm AREINZ on 021 727 888 or email [Adrian@tourismproperties.com](mailto:Adrian@tourismproperties.com).**