



EXPRESSIONS OF INTEREST

Woodbridge **PARK**

MEGALONG VALLEY

BLUE MOUNTAINS

300 BEAUTIFUL
park like acres
& natural bush

EXPERIENCE
amazing surroundings
in total privacy



*Bespoke
Luxury*

CLASSIC COMFORT IN MODERN STYLINGS

Woodbridge is reached from Blackheath in about twelve minutes via a breathtakingly beautiful rainforest descent into the Megalong Valley. The property is therefore ideally located with the added attraction of the sealed road access, not only to the main entrance on Megalong Road, but also to Peach Tree Road at the rear. The Homestead and adjoining Wing are set in the midst of this 300 acre estate being elevated, private and spacious.

From the moment one turns onto the fern shrouded front entrance bridge on Megalong Road, one is struck by the peace and tranquillity. The scenic drive curves up the hill for almost a kilometre before arriving at the Homestead, taking in the stunning escarpment views along the way. This is a breathtaking and romantic property and it now offers the opportunity to being enjoyed as is – or, tap into a major expansion of the already existing lucrative accommodation, wedding and corporate functions market.

Successful developments such as the Emirates Wolgan Valley Resort, Sangoma and the recently refurbished Hydro Majestic Hotel, (clearly visible from many locations within Woodbridge) are testament to the growing demand for quality accommodation in the region.

The Megalong Valley

The Megalong Valley is a magical place with the spectacular drive down into the valley itself, an unforgettable experience. The sunsets over the mountains escarpment are simply breathtaking and have been compared to those at Uluru.

At its heart Megalong Valley is an ideal representation of the best Australia's bush land has to offer – a chance to get away from the rest of the world and experience the outdoors as it was truly intended to be explored. The Valley is positioned virtually only moments away from some of the greatest natural wonders Australia has to offer like the Three Sisters and various National Parks and Wildlife Walks while within easy distance are the famed Jenolan Caves.

Regular equestrian events are held at the nearby Megalong Valley showground while horse riding opportunities with catering options are available only minutes away. The famed tea rooms - recently refurbished are opening for meals on selected evenings.

The Valley includes vineyards offering the Cellar Door experience to enjoy wine and cheese platters. In true country style, schooling is offered by way of the highly regarded Megalong Public, a one teacher K-7 school well-resourced and offering an aesthetically pleasing learning environment.

Surrounding tourism opportunities include the trendy shopping village of Blackheath, Katoomba and Leura. As one travels further West past the village of Mount Victoria, the historic limestone structures of the Jenolan Caves beckon.



MT IRVINE
 BELL
 MT WILSON
 MOUNTAIN VIEW
 MT VICTORIA
 BLUE MOUNTAINS NATIONAL PARK
 BLACKHEATH
 MEDLOW BATH
 MEGALONG VALLEY
 KATOOMBA
 LEURA
 WENTWORTH FALLS
 LAWSON
 BULLABURRA
 HAZELBROOK
 WOODFORD
 FAULCONBRIDGE
 LINDEN
 SPRINGWOOD
 WARRIMOO
 MT RIVERVIEW
 BLAXLAND
 GLENBROOK
 LAPSTONE
 WINMALEE
 BLUE MOUNTAINS NATIONAL PARK
 BLUE MOUNTAINS NATIONAL PARK

Classic Comfort



ARRIVING AT WOODBRIDGE

Guests arriving at the homestead are transported to a private world of elegance and serenity. The French provincial styling, married with Australiana, is accentuated by spacious gardens along with a stunning array of native fauna and wildlife. Courtyards and verandas surround the homestead and accent the views of the mountain escarpment and rolling lawns. A significant asset is approximately 250,000 litres of pure rainwater storage while the grounds are watered from one of nine dams by an underground computerised watering system – there are no Water Rate Charges applicable to this property.

Extensive outdoor recreation is provided by the landscaped pool area, tennis court and croquet lawn – all floodlit. There is a six-hole bush golf course, children's play area including a basketball facility – all of which are conveniently located within the homestead grounds.

Guests at Woodbridge have the option of flying in by helicopter, which further enhances the feeling of luxury that is truly unique to a large landholding of this nature. As part of its unique offering, and tucked away in the centre of the acreage there is also a grassed light aircraft landing strip.





*Beauty
& Comfort*

A HOME AWAY FROM HOME

Currently Woodbridge is leased exclusively to a party of 16 people.

Generous entertaining areas allow for memorable (often black tie) dining experiences and savouring a glass of wine by the open fire. The areas flow seamlessly so guests can enjoy either the sense of togetherness with their friends or the experience of total privacy.

Ultimately Woodbridge has been described as amazing with countless glowing testimonials recorded in the guest book.



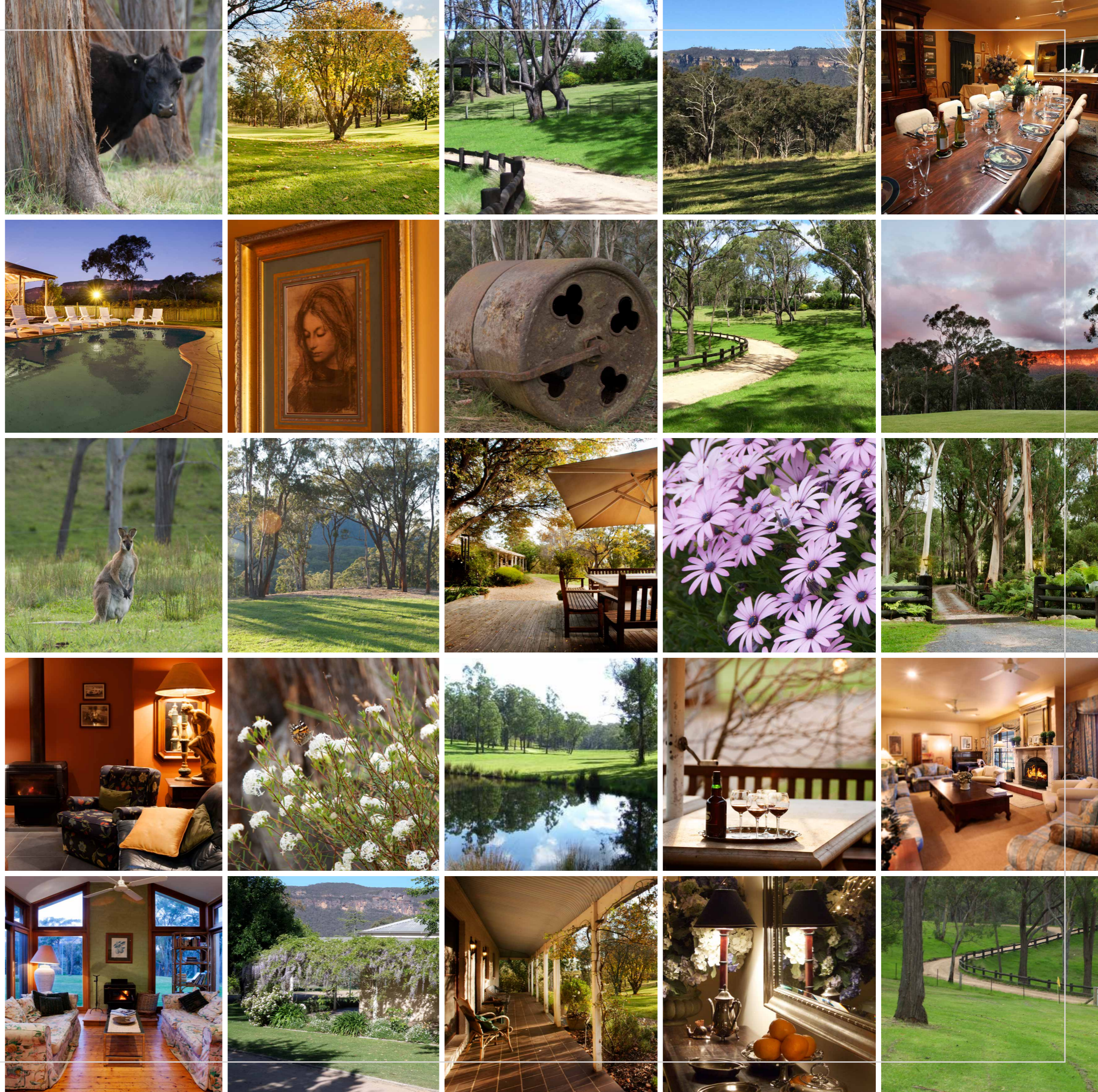
Beauty & Comfort



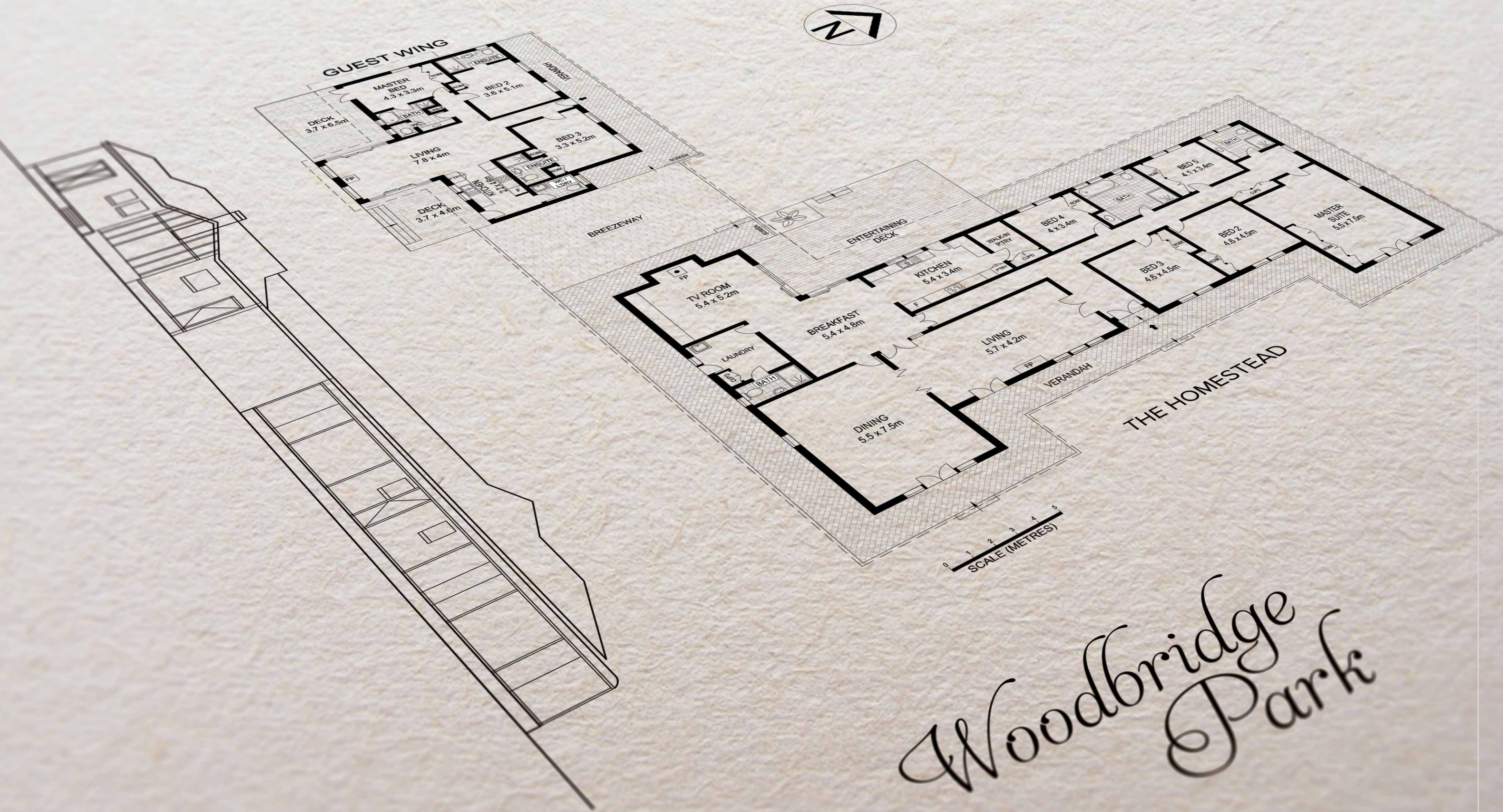
YOUR PRIVATE HAVEN

Overall the accommodation offers a total of eight tastefully appointed oversized guest rooms, with classic furnishings and finishes that accentuate the country setting – there are six bathrooms. The Guest Wing is located footsteps from the main homestead and contains three of the total bedrooms and has its own Livingroom, kitchen and fireplace. All rooms have lovely garden views which extend to the mountain and escarpment surrounds.

*A sense of adventure,
a sense of pride*



Live Inspired



Woodbridge Park



*Unique
Country
Weddings*

WEEKEND WEDDINGS

In the realm of country weddings Woodbridge Park takes the celebration of such an event a step further by firstly providing accommodation for the wedding party of 16 for three or four days - thereby creating a greater income stream. From the couples perspective the extended stay allows relationships between the two families more time to blossom. This experience is virtually unique to the country wedding scene and particularly relevant where families often have travelled from different parts of the globe.

The significance of a wedding at Woodbridge is further enhanced by the fact that it includes exclusive use of the entire 300 acre property - which is a great advantage from a privacy and prestige perspective.

Given the magnificent array of potential wedding sites within Woodbridge a prior visit allows couples to select their personalised backdrop to exchange vows and thereafter plan the type and style of the ceremony they choose. This

can range from a relaxed garden wedding to a traditional marquee wedding for which Woodbridge offers a magnificent floodlit & powered marquee site. Virtually unique is the luxury of unlimited parking on site for the wedding party, their guests and providers.

The current owners prefer to operate Woodbridge Park purely as a venue provider but do arrange introductions to known caterers and equipment suppliers to assist with planning of events. Obviously if these services were available on-site an active management team would expand revenue exponentially.



DEVELOPMENT OPPORTUNITIES

When purchasing the property 20 years ago the current owners inherited a Development Application for 10 cabins and subsequently carried out extensive clearing of dense bushland to allow the project to proceed. Shortly afterwards a change of direction saw the establishment of the many facilities that now surround the homestead e.g. a new entry road, a flood lit tennis court and games lawn and various internal improvements which created the more prestigious facility that exists today. As a consequence the DA. No 597/98 has not been reactivated.

In a recent report by the City of Blue Mountain Council, referencing the independently commissioned Stafford Report and LEP 2015, the Megalong Valley was referred to as:

”a unique agricultural area with agro-tourism potential [that] needs to be supported by planning objectives that encourage sustainable and desirable tourism related development in conjunction with agricultural

and viticulture development as well as recreational pursuits”.

Recommendations were made for further development of existing boutique accommodations and the shift of RU4 zone land to SP3-Tourist zone which would encourage development on a number of opportunities not currently covered under the RU4 zoning, such as hotels, motels, restaurants, kiosks, pubs, recreation facilities and more.

With renewed awareness by local council to embrace the demand for tourism it would seem that with a greater emphasis on “eco luxury” accommodation a new application would likely prevail even without the above changes suggested by the Stafford Report.

To download Full Report (Options Paper), visit: www.bluemountainshaveyoursay.com.au/strategic-recreation (Strategic Tourism and Recreation Planning Study, Wednesday, September 09)

OPERATIONAL ANALYSIS

Currently operated as a luxury self-catered stay Woodbridge offers a unique experience as presently guests become Custodians of the Homestead and its surrounds, for the entire duration of their stay. The property will appeal to experienced operators with a greater focus on driving profit. Woodbridge Park has experienced an increase in occupancy year-on-year since its inception with bookings usually required several months in advance. The present owners have not opened Woodbridge to guests’ midweek, therefore an opportunity exists to immediately increase occupancy this way via corporate seminars etc.

INCOME STREAMS

There are currently two streams - with the very real potential to add more:

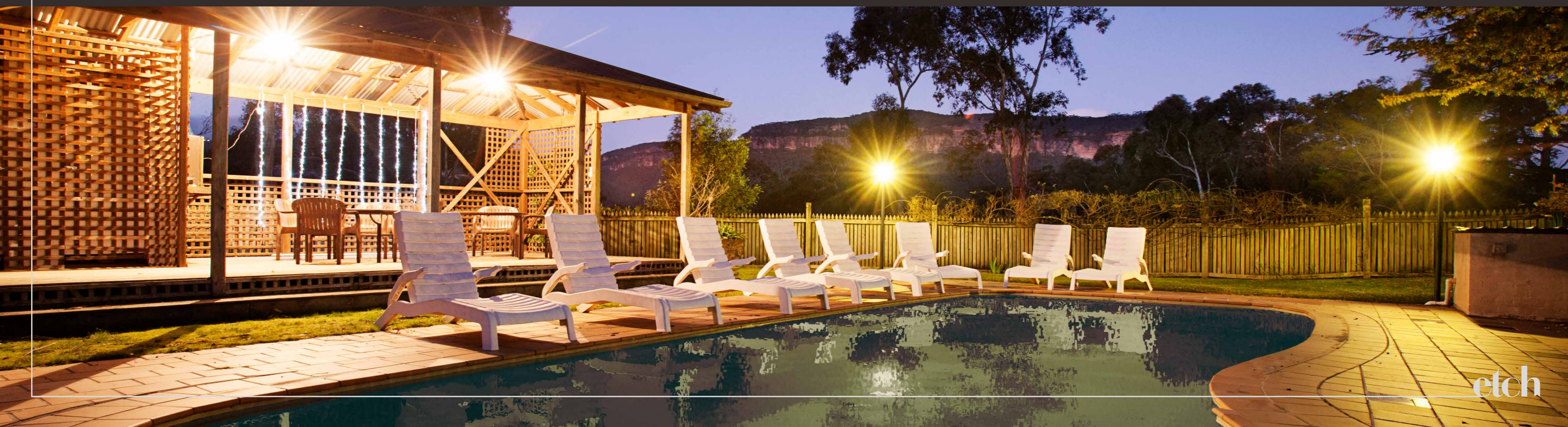
YEAR	ACCOMMODATION	CATTLE BREEDING
FY13	\$84,350	\$16,000
FY14	\$116,750	\$20,300
FY15	\$133,000	\$7,500
FY16	\$145,000	\$14,200

N.B. Current Nightly Tariff for a Group of 16: \$2,195 (GST added in 2016)

CATTLE BREEDING

Apart from income, the cattle operation currently allows the property to be exempt from Land Tax whilst the grazing activity assists with the maintenance of vegetation growth on pastures. An alternative to the current “in-house” cattle breeding would be to adopt the more lucrative stud breeding option, which could also be applied to horses.

The unique dual-road access to Woodbridge, and the multiple paddocks, (10) and steel stock yards (with electric scales) supports such opportunities – Obviously the presence of cattle or horses further enhance the country lifestyle feel for guests of the property.



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