



TOURISM MIXED USE

Manjimup CBD Short Stay Site

Project Description

80 Rose Street, 8,392m² of prime freehold land with a flexible "Town Centre" zoning, located in the Manjimup CBD, abutting the Manjimup Timber and Heritage Park. The Shire of Manjimup is offering an opportunity for a high quality mixed use development with the primary focus being on overnight stays aimed at business as well as leisure travelers.

Investment Potential

At the site, infrastructure including electricity, water supply, sewerage and NBN have been upgraded to facilitate development. The property is lightly vegetated with the Shire of Manjimup to undertake further tree removal should this be required.

As part of the Town Centre Revitalisation Stage 2, a roundabout will be built on South Western Highway to direct traffic past the proposed accommodation site into the town. This will increase the opportunity to capture passing traffic.

Location

The Shire of Manjimup is the largest local government area in the region, with the town of Manjimup being the commercial centre. The town, in the lower South West of WA, is approximately 307km south of Perth and 126km from the City of Bunbury. The town of Manjimup has undergone significant change with Town Revitalisation Stage 1 complete, and stage 2 progressing well. Total works undertaken to enhance the destination of Manjimup once complete will be in excess of \$32.7m. An independent "Economic Impact assessment was carried out post Stage 1, demonstrating private business investment of \$18.7m and a creation of 188 jobs both directly and indirectly.

Zoning

Town Centre

Land Tenure

Freehold

Lot Size (m²)

80 Rose St, Manjimup - 8,392m²

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The area in red is the proposed site

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