



2 Scott St, Branxholm



## EXCEPTIONAL BRANXHOLM'S HIDDEN GEM FULLY LICENSED CAFE & ITALIAN RESTAURANT 2BR HOME FHGC

Discover the ultimate opportunity for a serene lifestyle change in the heart of North East Tasmania!

Nestled in a charming Tasmanian town, this rare offering presents a unique chance to acquire a freehold 2-bedroom home alongside a fully licensed café and Italian restaurant—all under one title.

The current owners, with a tenure of approximately 6 years, have meticulously crafted a thriving business, operating just 16 hours per week over 7 months annually.

Boasting an impressive turnover of \$200k with a net profit of approximately \$87,000 for two working owners in FY2023, this business cannot be missed by buyers looking to buy one.

Strategically positioned with main road frontage, the restaurant benefits from exposure to passing traffic, ensuring free advertising. Meanwhile, the owners enjoy privacy in the 2-bedroom home, offering a comfortable retreat at the rear of the property.

Included in this exceptional package is a caravan, stationed on a concrete slab, utilized by the owner for artistic endeavours. Moreover, the residence

Price	OFFERS OVER \$699,000 WIWO
Property Type	Business
Property ID	1918

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales  
31 Eence Dr St Leonards, TAS,  
7250 Australia  
0432256682



holds approval for short-term accommodation, providing an additional income stream for savvy investors.

Spanning approximately 2062 sqm, the property is zoned as Village, offering ample space and potential for further expansion or enhancement.

Whether for a family seeking a tranquil lifestyle or a couple with a passion for hospitality, this property caters to diverse aspirations.

Opportunity abounds for new owners to infuse their creativity and culinary flair, with high demand for exceptional dining experiences in Branxholm and its surrounding areas. A comprehensive array of chattels is included in the sale, ensuring a seamless transition into ownership.

Embrace the idyllic charm of Tasmanian living while indulging in the rewarding prospects of entrepreneurship. Your journey to a fulfilling tree change starts here.

Fill out a confidentiality agreement for information and inspection.

PS- You can buy the buildings without the business name and equipment at a reduced price. Enquire for more information.

For more information or to arrange a private viewing of this remarkable property, contact Praveen Pant 0432 256 682, or contact Paul Scott at 0477 771 098 email: [praveenp@tasbps.com.au](mailto:praveenp@tasbps.com.au)

**INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.**

**NOTE: All figures are approximate.**

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