



78 Gilbert St, Latrobe



## PASSIVE INVESTMENT LATROBE GEORGIAN STYLE BUILDING

Rare Georgian style heritage building with a tranquil courtyard is looking for new landlord.

Current owners, since circa 2010, have done extensive renovations and given an all-new look since they took over this property. This iconic establishment is spread over approximately 1214 square meters, with beautifully landscaped courtyard gardens that would want you to immerse yourself in the serenity of nature.

Prepare to be captivated by the epitome of timeless sophistication- Axminster Carpets in the gift shop, staircase and upstairs. Cafe has polished floorboards, quirky pictures on the wall and classic furniture setting, patrons are guaranteed delight by views of the garden, quality food and plenty of natural light.

Some highlights of this investment:

- >Latrobe is one of the leading suburbs in terms of fastest housing growth in Tasmania.
- >Main road frontage.
- >Upstairs are 4 rooms with French ceilings, kitchen, office and bathroom (toilet and shower).
- >French cafe downstairs with courtyard.
- >Thousand of visitors visit Latrobe every year, widely popular for historic

|                      |                                   |
|----------------------|-----------------------------------|
| <b>Price</b>         | Passive Investment<br>\$1,400,000 |
| <b>Property Type</b> | Business                          |
| <b>Property ID</b>   | 1937                              |

### 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



buildings, only 12 minutes from Devonport-Spirit.

>Cafe indoor seating for approx 38 & 60-70 patrons outdoors.

>Equipped with approx 35 solar panels, low power costs.

>Brand new toilet block in the courtyard.

Enquire for an inspection.

Call Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098

email: [praveenp@tasbps.com.au](mailto:praveenp@tasbps.com.au)/ [pauls@tasbps.com.au](mailto:pauls@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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.