



Fingal



## VERSATILE STCA RESIDENCE OR VARIED COMMERCIAL APPLICATION, BACKPACKERS DEPOT WORKSHOP O/O \$629K

A rare opportunity exists to purchase this unique property located in the peaceful rural hamlet of Fingal in Tasmania's east coast region.

Fingal is centrally located in the State's north-east, being approx. 40 mins to St Helens, an hour to Bicheno, an hour to Launceston Airport (or 10 minutes more to the city), and under 2 hours to Hobart. Surrounded by farmland and mountains, the Fingal Valley is a picturesque location brimming with history and natural attractions.

The South Esk River (known for its superb trout fishing) runs through Fingal, while you can get to the beach in under half an hour.

This one-of-a-kind property sits on over 2 acres of land (8,738 sqm) with too many features to mention.

First there is a huge ex-office building (approx. 38m x 10m) on a fully-fenced block, with a rear deck overlooking a lovely backyard featuring a range of established trees (including apples, oaks and a Weeping Willow).

Incorporating around 15 rooms of different sizes – the largest being over 30sqm – this building oozes potential. With a bit of imagination and some TLC, and subject to the necessary approvals, it could be refurbished into a rambling family home, with room for the kids, the pets, and your extended family too.

Price OFFERS OVER  
\$629,000

Property Type Business

Property ID 1967

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

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If you are looking for a business opportunity, the building could be adapted for a range of uses such as backpacker's hostel, low-cost accommodation, medical/specialist clinic, vet clinic, aged care facility, mixed-use professional offices ... the possibilities truly are endless (STCA).

There is a shortage of rental housing as well as seasonal worker accommodation in the area which this property could easily fulfill.

The building is also large enough to accommodate almost any administrative operation such as regional/State business headquarters, training facility or call centre. A nearby mobile phone tower provides reliable signal for both phone and data transmission.

Adjacent to the office, and accessed through a lockable gate, is the shed compound, featuring a range of sheds of varying sizes and configurations (one with mechanic's pit), storage rooms, self-contained flat and more. Become the envy of all your friends with Man/Woman Caves galore. It even has a helipad!

Fully fenced with cyclone mesh and largely sealed, the compound occupies 6,725sqm of land and has the added advantage of dual road access.

The compound would easily accommodate a variety of income-earning or community pursuits such as large vehicle storage, mechanical services, landscape/rural supplies, plant nursery, Men's Shed, arts/crafts centre, construction services and more (STCA).

It would also make an ideal base for transport, freight or logistics operations given its central NE location.

This property really has to be seen to be appreciated. You will be hard-pressed to find anything like it in Tasmania.

An adjoining unimproved block of land of 7,348sqm (approx. 1.8acres) is also available separately (offers over \$90,000).

Please note that the current zoning of this property is Utilities which does not permit residential or commercial usage. An application to re-zone the property to Village and/or Residential is underway. However, a DA will still be required for any change of use or new construction.

Call Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098  
email: pauls@tasbps.com.au/ praveenp@tasbps.com.au INTENDING  
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**NOTE:** All figures are approximate.

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