



Fingal



VERSATILE STCA RESIDENCE OR VARIED COMMERCIAL APPLICATION, BACKPACKERS DEPOT WORKSHOP O/O \$729K

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

This one of property boasts over 16,000sqm of land over three titles:

Title 1 – ‘the block’ – an unimproved parcel of land – 7,348sqm.

Title 2 – ‘the office’ – formerly the main administration building for the STT – 2,013sqm.

Title 3 – the ‘shed compound’ – comprising a range of shedding with a multitude of potential uses – size 6,725sqm.

The block (title 1) is an undulating, fenced parcel of land with an elevated section at the rear of the property providing scenic views of the surrounding mountains and rural landscape. An ideal place to build a new home, operate a small hobby farm, run a couple of horses, or subdivide and reap the rewards (STCA).

The ‘office’ is an extraordinary building with far too many features to mention. Incorporating approximately 15 rooms of different sizes – the largest being approx. 31sqm (approx. 5.6m x 5.6m), the smallest being the laundry of approx. 3.75sqm (approx. 2.5m x 1.5m), this enormous building

Price OFFERS OVER
\$729,000

Property Type Commercial

Property ID 1968

Office Area 1 m2

AGENT DETAILS

Paul Scott - 0477771098

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OFFICE DETAILS

Tasmanian Business and Property
Sales

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oozes potential. The hallway itself is almost 30m long.

The building sits on a lovely, fully fenced parcel of land with established gardens and a large rear deck.

With a bit of imagination and some TLC, and subject of course to the necessary approvals, this expansive building could be redeveloped into backpacker accommodation, low-cost housing, arts & crafts studios, meeting rooms and more. Taking your vision to a higher level, with a bit more elbow grease, the building could be separated into 2 or 3 separate apartments, or repurposed as a medical/veterinary clinic, aged care facility, mixed-use professional offices, adult education centre, hotel (there being currently no hotel in Fingal)... or simply refurbish into a rambling family home. The possibilities truly are endless (STCA).

Adjoining the office, and accessed through a lockable gate, is the shed compound. Fully fenced with cyclone mesh, the compound is accessible from both Legge Street and Victoria Street. You really have to see this property to appreciate what it offers in terms of shedding, storage and facilities. Main features are several sheds of differing sizes and layouts (one incorporating a mechanic's pit and drive-through access), a self-contained unit with kitchenette, shower, toilet and laundry area (currently used as a dog grooming salon) and three separate storage rooms. There is even a helipad!

Mostly bitumen, the shed compound would easily accommodate a variety of businesses or other pursuits including mechanical services, landscape/rural supplies, plant nursery, fencing contractor, shipping container storage, Men's Shed, community sheds, arts/crafts centre, building, cabinet-making and so many more (all STCA).

Positioned a stone's throw from the town centre, the property is calling out for redevelopment. Even if you just want to escape the rat race and create a huge family home in the country, there is so much potential here. Why spend upwards of \$800K on an ordinary suburban house with a small backyard, when you can have approx. 4 acres with an enormous home and more sheds than anyone could, want for less?

Words can't convey the scope and potential of this property. It has to be seen to be fully appreciated.

Please note that the current zoning of the property is Utilities which is unduly restrictive and does not permit residential usage. An application to re-zone the property 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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