



## EXTRAORDINARY OPPORTUNITY RENOVATED HOTEL OR RESIDENCE+WINE BAR O/O \$995,000

Historic building offering character and style with main road frontage , on tourist route with thousands of vehicles passing each and everyday. Stand out property, corner position set in landscaped gardens.

Many hundreds of thousands of dollars have been spent on this property, internally and externally to the point where there are only minor finishing touches required.

Currently being lived in as a private residence, huge potential to add a business aspect to the property, either in food, alcohol, and or accommodation, could be further developed and leased out in various sections.

Potential here as a distillery, bottle shop, bar/bistro/restaurant, coffee lounge, wine bar, hostel, BnB accommodation or ideal overnight or permanent accommodation or combination of both.

Everything old is new again. Art Nouveau presentation, if you require spacious premises for your interests and guests, this would certainly suit.

The hotel has been completely renovated and modernised, and would be hassle-free to reactive liquor & food licenses, beer system, cool-rooms and

10 2

**Price** OFFERS OVER \$995,000

**Property Type** Residential

**Property ID** 1974

### AGENT DETAILS

Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



kitchen all ready to go with the flick of a switch.

The ground floor comprises under cover drive through bottle shop, with large walk-in cool-room, a modern well equipped bar, with male and female toilets off, 3 potential dining rooms with direct access via folding doors to beautiful gardens. Well-equipped commercial kitchen, with dry storage room, new bathroom and laundry.

Upstairs comprises 10 bedrooms, two toilets, a kitchen bathroom, and communal area, large undercover veranda.

Plans have been drawn up, although not approved for a distillery and visitor Centre.

There is potential here to add value to the asset, by establishing a business and earn a substantial income.

Conveniently located close to all Beaconsfield has to offer, it eastly aspect in the beautiful and popular Tamar Valley.

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  
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.