

**13 King Street, Scottsdale, Tas 7260**



**Other For Sale**

Friday, 9 February 2024

13 King Street, Scottsdale, Tas 7260

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Andrew Bennett

## Expressions of Interest

This building on a 486m<sup>2</sup> block was originally constructed in 1959 as a Bank with the Managers residence at the rear and upstairs. It offers a generous total floor area of 252m<sup>2</sup> over 2 levels, providing ample space for a wide range of potential business tenancies or investment ventures. The entrance foyer (directly from King Street) is adorned with retro timber panelling and charming ceiling trims, leads to potentially 3 offices/consulting rooms, a large reception desk and an original vault/strongroom, there is also an area (formally the lunchroom) accessible by hallway which has a sliding glass door, also providing frontage and access to King Street. At the rear of the former banking chambers is a toilet, kitchen and lounge/living area. Upstairs (accessible by an ornate timber staircase) are 3 generous size bedrooms/or office space. Two rooms have access to a street facing balcony, there is also a former bathroom and 2nd toilet. On the Northeast side of the building is off street parking and a lockup single car garage. There is a 2nd entrance to the former Managers residence from this area. The lounge/living area is occupied by a Beauty Salon on a month by month lease. This property offers the opportunity to redevelop into office space, Air BnB accommodation or as a permanent residence (STCA) Vendors are not registered for GST, therefore GST will not apply to the sale. The property will be offered either vacant possession or with current tenancy. Expressions of Interest close 5pm Tuesday 5th March 2024 at Harcourts Northeast 24 King Street, Scottsdale. For further information Harcourts Northeast 24 King Street, Scottsdale Ph: 03 63524155 After hours: Andrew Bennett 0427 224 155