

**148 Hopkins Street, Moonah, Tas 7009**



**Other For Sale**

Sunday, 31 March 2024

148 Hopkins Street, Moonah, Tas 7009

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Type: Other**



Nina Schubert  
0404998809



Tay Smook  
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## Offers over \$695,000

Presenting a unique and exciting opportunity to the market, this charming heritage church, constructed in 1925 is awaiting its new custodians to bring to life it's next chapter. Being zoned General Residential however also approved for existing business use with the current commercial lease in place until 30th September 2024, this character filled property offers a wonderfully versatile space, suited to a variety of residential and business purposes (STCA).With an abundance of natural light entering through original Lancet windows, and with high ceilings and beautiful original timber floors throughout, 148 Hopkins Street offers the perfect blank canvas. The layout includes two expansive open spaces, a stage, kitchenette, and bathroom, while the corner location provides double street frontage and a sun-filled and private open space at the rear. Situated in the heart of vibrant Moonah, it is conveniently located with transport links, schools, and Moonah shopping precinct only a short walk. With the building totalling an expansive 288m<sup>2</sup>, this property presents an ideal opportunity for business owners seeking a new site, homeowners envisioning a distinctive residence, or investors aiming to capitalise on leasing opportunities in this popular locale.- Heating: Electric – 2 x reverse-cycle air conditioners and a panel heater- Annual council rates: \$1614- Annual water rates: \$1111- Current lease: \$1720 per month (expires 31st September 2024)