

# 2 Scott St, Branxholm, Tas 7261

## House For Sale

Tuesday, 14 May 2024



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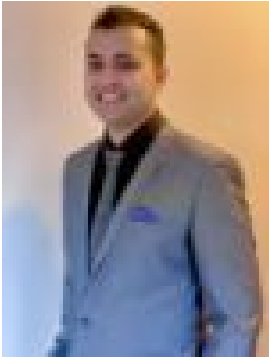
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 10**

**Area: 2064 m2**

**Type: House**



Praveen Pant

## Offers over \$699,000

Trading only 16 hours per week & open 7 months annually. Discover the ultimate opportunity for a serene lifestyle change in the heart of North East Tasmania! Nestled in a charming Tasmanian town, this rare offering presents a unique chance to acquire a freehold 2-bedroom home alongside a fully licensed café and Italian restaurant—all under one title. The current owners, with a tenure of approximately 6 years, have meticulously crafted a thriving business. Strategically positioned with main road frontage, the restaurant benefits from exposure to passing traffic, ensuring free advertising. Meanwhile, the owners enjoy privacy in the 2-bedroom home, offering a comfortable retreat at the rear of the property. Included in this exceptional package is a caravan, stationed on a concrete slab, utilized by the owner for artistic endeavours. Moreover, the residence holds approval for short-term accommodation, providing an additional income stream for savvy investors. Spanning approximately 2062 sqm, the property is zoned as Village, offering ample space and potential for further expansion or enhancement. Whether for a family seeking a tranquil lifestyle or a couple with a passion for hospitality, this property caters to diverse aspirations. Opportunity abounds for new owners to infuse their creativity and culinary flair, with high demand for exceptional dining experiences in Branxholm and its surrounding areas. A comprehensive array of chattels is included in the sale, ensuring a seamless transition into ownership. Embrace the idyllic charm of Tasmanian living while indulging in the rewarding prospects of entrepreneurship. Your journey to a fulfilling tree change starts here. Fill out a confidentiality agreement for information and inspection. For more information please contact Paul Scott on 0477771098 or Neha Suyal 0490 120 104 email pauls@businessbrokersnetwork.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; Please Note: All figures quoted are approximate. Property Code: 1851**