

**4 Barrack Street, Hobart, Tas 7000**



**House For Sale**

Thursday, 11 April 2024

4 Barrack Street, Hobart, Tas 7000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 279 m2**

**Type: House**



Cam Rogers  
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Brianna Marriott  
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## **EOI Closing Monday 6th May 2024 at 5pm (AEST)**

4 Barrack Street offers a mixed use opportunity for both investors and owner occupiers combining an attractive potential return on investment with heritage charm from its 1850 origin. The property occupies approximately 294m<sup>2</sup> of internal floor space over two levels, with 11 meters of street frontage from Barrack Street. The popular Stábla cafe occupies the ground floor with extensive renovations completed to the cafe within the last 12 months. 'Stábla' has capacity for up to 60 patrons inside and out with several separate zones to enjoy from the cozy and private indoor cafe to the licensed beer garden at the rear. The cafe has been covered top to bottom with artwork by popular local artist, Tom O'Hearn creating a one-of-a-kind space. Upstairs, a generous and light-filled 3-bedroom apartment is utilized as short term accommodation, the space is a private sanctuary, adorned by the Ivy laden walls of St Michael's Collegiate. The owners have curated a space blending old and new, providing the ideal base for guests to explore Hobart. 4 Barrack Street is footsteps from Hobart CBD, Salamanca & Battery Point. For further information or a copy of our information memorandum, please contact Cam Rogers today. Inspect by private appointment.