

44 High Street, Oatlands, Tas 7120



Other For Sale

Thursday, 28 March 2024

44 High Street, Oatlands, Tas 7120

Bedrooms: 2

Bathrooms: 1

Parkings: 19

Type: Other



Aaron Niblett



Ann Courtenay
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\$990,000 Inc GST

As with many of the stunning Georgian properties in this delightful village, the original building on this site has had several transformations. The main building was constructed in 1861 as the Presbyterian Parish Hall and prior to the substantial addition of new buildings and infrastructure, it was the home of the local Boy Scout Group. The property now offers a stunning café / restaurant space which has been expanded and upgraded to including a new kitchen. At the end of the café is a room (soundproofed) for conference meetings and functions. It also offers at least 3 areas for mixed business use or the space for a significant enterprise. The Hall was converted to offices with a staff kitchen area when a building was added for the processing of wool into fine knitwear. A large machinery room was added for the looms and this has a loading dock. The original business expanded to a size needing packing and storage space so a huge shed (approx. 40m x 6m) was constructed at the back of the buildings in 2003. The café building has 3 reverse cycle air conditioners, is very well insulated and has a lovely courtyard surrounded by gardens. There is an excellent parking area for cars and buses off the High Street and easy access to the large storage shed at the back. With around 3971m² of land, there is potential for further development on site (STCA). Oatlands is a 'must-see' stop for tourists as it has the largest number of Sandstone Georgian buildings in Australia and its proximity to Hobart (around an hours drive) and Launceston (approx. an hour 15 minutes) make it an easy day trip to escape the city. It now boasts a World Class Whisky Distillery and an Aquatic Centre and also offers a Hospital, District School, an IGA Supermarket, a Golf Course, Bowls Club, and much more.