

9 Esplanade, Beauty Point, Tas 7270

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House For Sale

Monday, 17 June 2024

9 Esplanade, Beauty Point, Tas 7270

Bedrooms: 4

Bathrooms: 3

Parkings: 1

Area: 1227 m2

Type: House



Sale By Home Owner
1300609392

\$890,000

The phone enquiry code for this property is - 6163 We are excited to offer for sale, '9 Esplanade Beauty Point' an iconic foreshore property with mixed residential and commercial use, which has now housed a well known and established fish and chip shop for more than a decade. The property is situated on arguably Beauty Point's busiest foreshore street in the heart of the tourist precinct, which has been accepted for council redevelopment and is currently in phase four of the completion stage. A link to the redevelopment master plan can be found below. <https://www.wtc.tas.gov.au/DesktopModules/Bring2mind/DMX/Download.aspx?PortalId=0&EntryId=2886> The asset is being sold with: An established tenant in the fish and chip shop that has 2 years on the lease remaining and includes the possibility of extension for another 3 years. A newly renovated 4 bedroom and 3 bathroom multi use home. The residential home contains two separate parts. A 3 bedroom, 1 ensuite bathroom and 1 half bathroom family home currently occupied by tenants and a studio apartment containing 1 bedroom and 1 ensuite bathroom including a large deck. A separate studio apartment can be used privately or rented out as AirBnB. Vacant land at the rear of the property that can be developed and/or subdivided. The property comprises two dwellings with a residential living area of approximately 112m²* and a commercial business area of approximately 176m²* situated on a gross land area of 1,227m² site. This property presents as a truly standout affordable investment opportunity, to secure a prized asset as a cornerstone of a diversified investment portfolio. Zoning - residential. Located 45 minutes* from Launceston, and 60 minutes* from Launceston International Airport.*approximate figures