

**Address available on request, Scamander, Tas 7215**



**Block Of Units For Sale**

Thursday, 21 March 2024

Address available on request, Scamander, Tas 7215

**Bedrooms: 9**

**Bathrooms: 7**

**Parkings: 17**

**Area: 4000 m2**

**Type: Block Of Units**



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## Expressions of Interest Close April 26

Seize the opportunity to acquire a versatile 3926m<sup>2</sup> waterfront property in Scamander, Tasmania. This exceptional offering encompasses three titles with a lucrative \$125k annual income easily attainable from eight tenancies, including a restaurant, 3 bedroom house, one bedroom unit, and five studio units. All residential properties are fully leased. Suited to savvy investors and developers, this property boasts expansive water and beach views and presents a unique opportunity to either enhance the existing income stream or to conceive a transformative redevelopment project - and whilst deciding the strong income stream is in place. Capitalise on the prime location where Scamander River meets the beach to potentially expand the hospitality venture, or reimagine the space with luxury apartments that cater to the increasing demand for quality coastal living. Zoned residential, the options are endless! Investment highlights: Multi tenanted with diverse income sources Strategic waterfront location with stunning views Significant land holding with redevelopment potential Established restaurant and residential units within the portfolio Impressive main road frontage Expressions of interest are now invited and will close at midday on Friday, April 26, 2024. Please note, property inspections are strictly by appointment only with a minimum 2 working days notice. This is more than just a property; it's a canvas for the astute commercial investor and visionary developer. Invest in the existing structure or recreate - the potential here is as vast as the ocean it overlooks. PROPERTY INFORMATION: 3 titles comprising 3926m<sup>2</sup> Zoning: General residential Serviced by town water, mains sewer and power. NBN available Absolute water frontage Scamander is one of the most popular coastal towns on Tasmania's east coast. 16km south of St Helens which is the largest town on the coast, Scamander is serviced by a post office, pharmacy, supermarket, fuel station, coffee shops, newsagency, hotel, sports complex and milk bar. Situated at the mouth of the Scamander River and famous for beautiful Scamander Beach, this coastal town has a very relaxed vibe. The township is serviced by a twice daily bus service to the coastal towns and major cities. 4g Optus and Telstra coverage available plus broadband & NBN internet. Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations