

**176 New Town Road, New Town, Tas 7008**



**Duplex/Semi-detached For Sale**

Tuesday, 2 July 2024

176 New Town Road, New Town, Tas 7008

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 422 m2**

**Type:**

**Duplex/Semi-detached**



Neville Crowther

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## Contact Agent

The old New Town Post Office is a prominent, impressive building situated in main road New Town. There are two buildings on the property: the original post office building (circa 1891) and the old sorting room at the rear (circa 1920). The property is zoned as Urban Mixed Use, so can be used for both commercial and/ or residential purposes. The ground floor is currently a fully equipped café with commercial kitchen, which has been recently operational. A new owner can walk in and commence business in a location that is well patronised by the local community and visitors to the onsite bed and breakfast. The upper floor has four beautiful, light filled bedrooms, bathrooms and a storeroom. This floor currently operates as a popular bed and breakfast business. [assemblagebandb.com.au](http://assemblagebandb.com.au) There is a guest kitchen and dining room on the ground level. The lower ground floor of this building has a storeroom and a double garage. At the rear of the building is a glorious undercover courtyard area, which is patronised by both café customers and guests. There is rear access to the courtyard via a right of way from Valentine Street. The rear building is a stunning, expansive light filled space, with windows on three sides and glorious mountain views. It has a kitchenette on one side and on the lower level another room, bathroom and laundry. The commercial possibilities of this space are endless, but it could also be an amazing residential apartment. The entire property is beautifully presented, and retains its original character with polished floorboards throughout, original fireplaces, windows, doors and architraves. Both buildings have fire sprinkler and smoke detection systems installed, a security system and internal computer cabling to all rooms. There are 7 reverse cycle heat pumps. This property with all approvals in place, offers an amazing opportunity for anyone to operate their own businesses immediately, invest or do both. Expression of Interest closes 1st August 2024 at 4pm.