

3 Patrick Street, Bothwell, Tas 7030



House For Sale

Tuesday, 6 February 2024

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Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 1108 m2

Type: House



Todd Pepper
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EOI Over \$1 Million

We are delighted to present a truly exceptional offering - the Bothwell post office and its attached residence. Nestled within a beautifully restored and updated mid-1800s colonial Georgian sandstone building, this unique property presents an extraordinary opportunity for those seeking a thriving business venture, coupled with an elegant and comfortable living space. Over the past four years, the business has experienced remarkable commercial expansion, resulting in increased profitability. The Bothwell post office has become a beloved landmark along the tourist route, capturing the hearts of both locals and passers-by. Its combination of old-world charm and contemporary appeal has made it a preferred destination for those yearning for a taste of nostalgia. Situated on just over 1100m² of level land, the residence boasts a spacious and meticulously maintained interior. The elegant living quarters epitomise classic sophistication and offer a cosy space for the end of the day. At the rear, a large double garage and private deck space provide convenience and tranquillity. The kitchen has undergone a modern transformation whilst being respectful of its history and now is able to accommodate a café menu to the public. What sets this property apart is the enormous upstairs space spanning over 90m². This versatile area offers endless possibilities and could easily be converted into additional accommodation, further enhancing the potential of this already remarkable property. Whether you are an astute entrepreneur looking for a profitable business venture or someone seeking a harmonious blend of history and contemporary living, this rare opportunity is not to be missed. Embrace the allure of Bothwell and make this thriving business and residence your own.

- Café, gift shop, banking plus 2 delivery route contracts to supplement the general Post Office requirements
- Modern renovation throughout providing a welcoming and pleasing atmosphere
- All floor stock and commercial machinery sold with the business

For a full list of information, please enquire further so that any and all information can be provided.

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