



121 Weld Street, BEACONSFIELD, TAS 7270

Strike GOLD in Beaconsfield

Situated in the heart of Beaconsfield Business Hub and close to the famous gold mine, this is your chance to strike it lucky. This busy newsagency and lotto agency is the only one in the Beaconsfield area and capitalises on passing traffic and tourism as well as meeting all the local needs.

The business also stocks a large range of magazines and giftware as well as Darrell Lea chocolates and many other interesting items. Well supported by the local community, it is a thriving business with room for even more growth if the new owner wishes. It could easily be run by a couple or as family enterprise.

The newsagency is large and spacious with plenty of light and lots of storage room for stock. There is also a sorting/staff room and toilet for staff. It is heated by a reverse cycle air conditioner, offers easy wheelchair access at the front door and sits opposite the local supermarket and post office.

Positioned on the main street in Beaconsfield the 120-year-old building is hard to miss. It is in fact part of the historic story of Beaconsfield. Behind the Newsagency is a renovated one or two-bedroom home which makes it the perfect lifestyle business.

TYPE: For Sale

INTERNET ID: 22402767

SALE DETAILS

Offers over \$452,000

CONTACT DETAILS

Elders Towns Shearing

58 Elizabeth Street

Launceston, TAS

03 6334 3484

Kathleen Gee

0466 679 668

The home has a modern kitchen and lovely open plan dining area and sizeable lounge room with beautiful polished floor boards throughout. Heated by a terrific wood fire or by a reverse cycle air conditioner the home offers a cosy, rustic feel with many original features such as pressed tin ceilings in the lounge room.

A feature of the home is the private undercover deck that leads to the gorgeous oversized courtyard and picturesque gardens making it the perfect retreat after a hard day's work. There is also a lovely area with established lawn and an avenue of wisteria. The whole property is fenced and pet friendly. At the rear of the property there is undercover parking for the house and separate off-street parking for the business.

The home section is locked off from the business thus giving you a choice of living on site or renting the house out separately to the business. There would also be an option for a B&B or short-term accommodation if desired.

Beaconsfield is one of Tasmania's popular townships with a thriving local community and an area of residential growth.

- Land Area 835.00 square metres
- Commercial Type:





