



291 Gravelly Beach Road, GRAVELLY BEACH, TAS 7276

Unique Residential and Commercial Investment

Very rarely can you find a mixed use property that combines business with residential spaces. The offering comprises a commercial café space, with a 5 year lease with options for a further 5 years, and 3 residential tenancies leased with secure tenants.

The Tamar River enhances the ambience of the location while the proximity to the water also complements the lifestyle that is enjoyed by the residential tenants and traffic to the café. In addition, two further dwellings, each entirely independent, deliver pleasing investment returns on an allotment where second access from Archer Street inspires consideration of development scope if so desired, STCA.

It's location on the Tamar Wine Route attracts a good flow of local, interstate and

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: R23486384

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

REX Launceston

54 Cameron Street
LAUNCESTON, TAS
03 6333 7888

international trade. Cafe Lease 5yrs with a 5 yr option. Residential leases all annual.

Rodney Rawlings
0419 323 626

Total approximate gross income: \$77,532 Further details available on request

- Land Area 2,621.00 square metres
- Bedrooms: 6
- Bathrooms: 4
- Ensuite

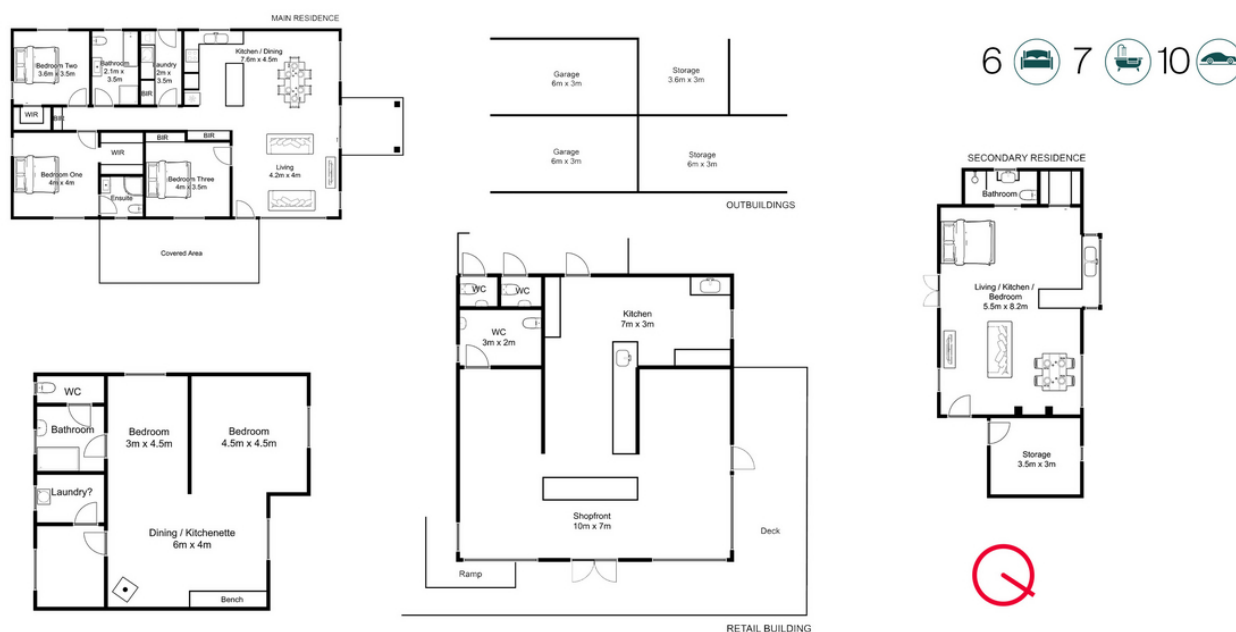








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Floorplan by **MCLENNAN** COLLECTIVE

54 Cameron Street, Launceston, Tasmania 7250 • 03 6333 7888