



12 Addison Street, SWANSEA, TAS 7190

Stunning coastal property with amazing views and future potential

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Located at 12 Addison Street, Swansea, this exceptional property offers a prime location on Tasmania's stunning East Coast. With expansive views towards Freycinet National Park, just minutes from the township of Swansea and pristine beaches.

Spanning approx 2.355 hectares, the property is ideal for quiet coastal living, or a variety of future uses (subject to council approval).

At the heart of the property in a beautifully renovated one-bedroom, two-bathroom residential dwelling, offering modern comforts in a tranquil setting. The ground floor features a spacious kitchen and living area, providing a welcomes space for relaxation or entertaining. Upstairs, a generous bedroom enjoys privacy and scenic views, creating a peaceful retreat.

Attached to the house is a large area that is currently being used as a shop and cafe with 2 kitchens. This could be converted to a residential space or a self-contained accommodation unit.

In addition, the property boasts a separate 90m2 building that is currently used for food production and storage providing ample room for further development.

A separate 70m2 shed formerly used as a winery offers opportunities for multiple uses.

The property also includes impressive outdoor spaces and facilities, with a charming enclosed courtyard, patio area and an area that is currently being used to grow berry fruit.

This property provides a unique blend of comfortable living with vast potential for growth. Whether you seek a quiet lifestyle near the coast or wish to explore a range of future opportunities. The property's stunning location, modern residential dwelling and ample land, offer extraordinary possibilities.

*For a list of what is and isn't included in the sale as a residential property, in regard to equipment and licenses, please contact Kiri Jones.

- Land Area 2.36 hectares
- Building Area: 440.00 square metres
- Bedrooms: 1
- Bathrooms: 2
- Car Parks: 20

TYPE: Sold

INTERNET ID: R24331179

SALE DETAILS

\$1.3 million

CONTACT DETAILS

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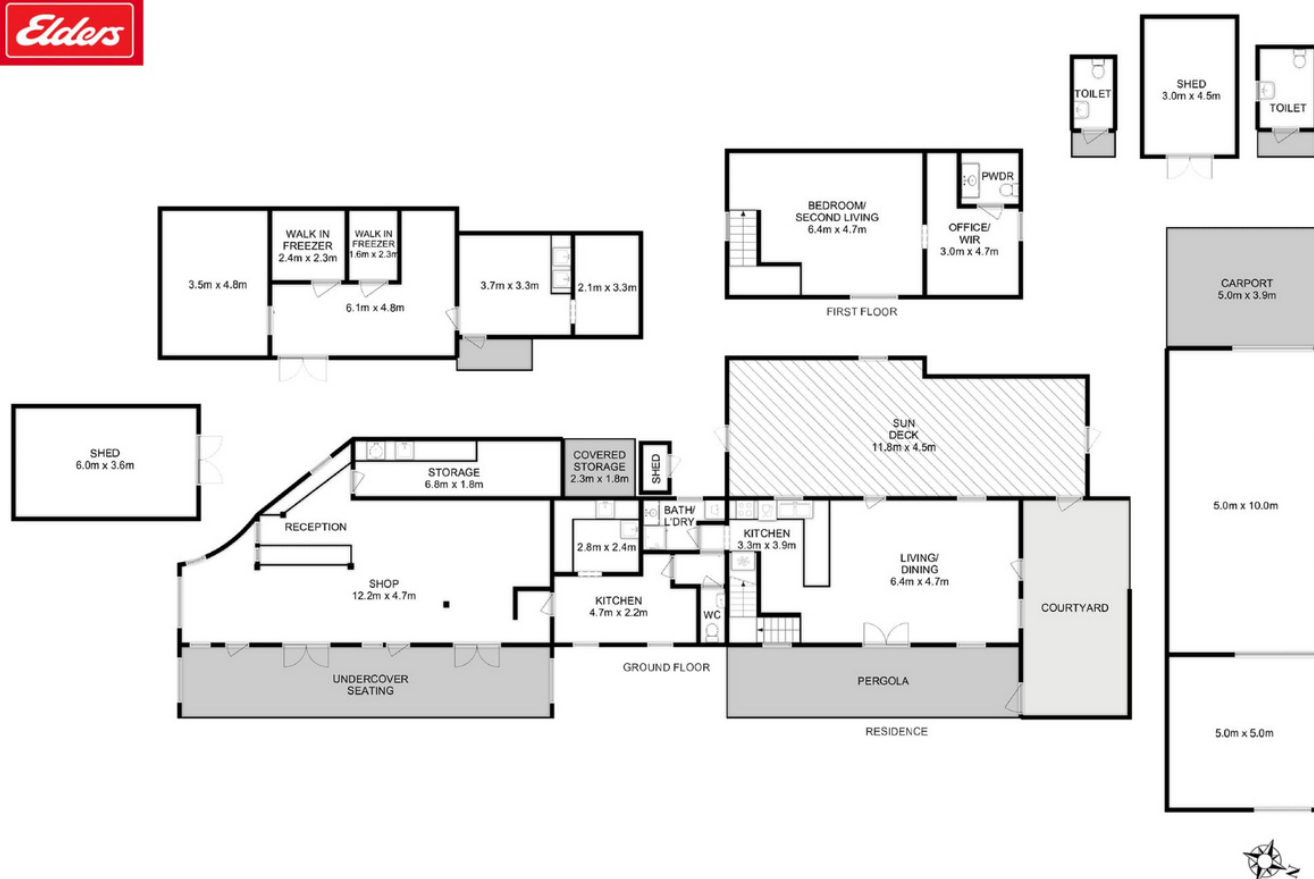












Total Approx. Residence Area : 91 sqm
 Total Approx. Shop Area : 92 sqm
 Total Approx. Outbuilding Area : 191 sqm

All measurements are internal and approximate.
 This plan is a sketch for illustration, not valuation.
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