



454 Elizabeth Street, NORTH HOBART, TAS 7000

'Arcadie' – Landmark Freehold Asset with Commercial & Development Upside

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.

Elders Commercial is proud to present for sale **Arcadie**. Originally constructed in 1924 and designed by renowned Hobart architect Bernard Walker, **Arcadie** is a substantial two-storey brick and sandstone building occupying a commanding 3,280 sqm* parcel in the tightly held inner-urban precinct of North Hobart.

Held by the same family for over 50 years and offered with vacant possession, the property represents a rare opportunity to acquire a significant landholding in a high-demand location - just 400 metres* from the North Hobart restaurant strip and 1.8 km* from the Hobart CBD.

Currently improved with a large federation-era dwelling, the site is zoned **Urban Mixed Use**, allowing for a broad range of commercial, residential and mixed uses including office, consulting, childcare, or redevelopment into higher-density residential**.

Key attributes include:

- Flexible zoning providing scope for a wide range of commercial uses**
- Substantial land parcel with elevated views over Hobart and the River Derwent
- Potential for subdivision or stratum-titled development**
- Significant existing improvements offering adaptive reuse potential
- Immediate proximity to schools, public transport, and the vibrant North Hobart retail and dining precinct

Arcadie's architectural features and enduring character offer strong potential for adaptive reuse, while the underlying land value and zoning deliver a compelling case for development or commercial repositioning.

Please contact George Burbury to discuss further or arrange an inspection.

- Land Area 3,280.00 square metres
- Commercial Type:
- Building Area: 371.00 square metres
- Zoning: Urban Mixed Use

TYPE: For Sale

INTERNET ID: SU114620

SALE DETAILS

Offers over \$2,450,000

CONTACT DETAILS

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