ESTABLISHED AWARD WINNING BUSINESS INCLUDING 4BR HOME EASY TO OPERATE LIFESTYLE BUSINESS

We are excited to present a unique, easy-to-operate & highly profitable business owned by the same owner since its inception circa Sep 1990.

With YOY increasing profits, it is an ideal opportunity for an astute investor, individual, family or anyone for that matter who is looking for a business that allows great work-life balance, limited work, great income and more than that convenience of living seconds away from work, a full package that includes property in extremely popular & tourist town in southern Tasmania.

Earning approx 66% net profit on total sales, this business is truly a delight for any operator.
Located approx 24 km Northeast of Hobart in a charming town-Richmond, Old Hobart Town Model Village has a long-standing history of around 33 years.
Current owner has enjoyed great income and lifestyle over the years, one would be proud to own this masterpiece in Tasmania.
The property itself is approx 1.14 acres and comprises a 4-bedroom house that is ready to welcome new owners.
Some salient features of this opportunity:
> Easy to operate, one owner spends only 2 days per week in the business.
> All the hard work has been done, new owners start making money from

Price	SOLD
Property Type	Business
Property ID	1812

AGENT DETAILS

Paul Scott - 0477771098
Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales
31 Encee Dr St Leonards, TAS, 7250 Australia
0432256682

day 1.
> Owner advice and we believe, with minimal overheads, it is hard to find a similar FHGC business at this price.
> Can be operated with one working couple or one owner with a casual staff member.
> Comes with a solid home that has been recently painted, ready to welcome new owners.
> Full training & handover with extended support is available for a smooth transition.*
> 90% of business operation requires only 1 staff/ owner. Potential to run under management.
> Sky is the limit. This property offers huge potential to increase revenue and profits by building more accommodation, cafe (STCA) if required by new owners.
> Congenial work schedule and fantastic work environment.
> Tourism Tas says 1.5 million approx intrastate visitors in Sth Tasmania for the period ending March 2023.
> Excellent setup, always in demand, ever-changing clientele ensuring sustainability.
> Enjoy the country lifestyle, yet only 25 minutes drive from bustling Hobart CBD.
> Netting>$300K in FY23.

Plenty of upsides, an inspection is highly recommended. Please fill in a confidentiality agreement on our website for a detailed information package. Financials will be provided to qualified buyers.
A business that you fall in love with.

Contact our professional business brokers for a confidential discussion. Do not hesitate to contact Praveen Pant at 0432 256 682 email- praveenp@tasbps.com.au or Paul Scott at 0477 771 098 email: pauls@tasbps.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.