



2 Waterloo Rd, Swansea



MAGNIFICENT WATER VIEWS CHARACTER HERITAGE BUILDING 7BR ENSUITE, HOME OR BUSINESS CHOICE IS YOURS

Here are just a few of the exceptional features of Schouten House:

1. **Stunning Views** – Positioned to capture breathtaking vistas of both the Swansea Golf Course and the Freycinet Peninsula.
2. **Impressive Size** – Set on a generous 1,241 sqm block, the solid brick construction with 40cm thick walls ensures lasting quality.
3. **Upgrades Throughout** – The property has been thoughtfully upgraded over the years, including roof plumbing, upgraded flooring, and a modern switchboard.
4. **Iconic Heritage** – As one of the few authentic heritage accommodations in Tasmania, Schouten House offers timeless charm and character.
5. **Versatile Space** – The ground floor features multiple rooms and a fully equipped commercial kitchen, perfect for hospitality ventures.
6. **Flexible Floor Plan** – A thoughtfully designed layout offers endless possibilities for customization to suit a variety of business or residential purposes.
7. **Private Residence** – A self-contained apartment in the rear wing provides a secluded retreat, opening to a beautiful, productive garden.
8. **Chattels Included** – The sale includes an extensive collection of antique furniture and fixtures.
9. **Nurtured Gardens** – Enjoy a meticulously planned food garden,

Price Offers Over \$1.195 Million

Property Type Business
Property ID 1837

AGENT DETAILS

Praveen Pant - 0432 256 682
Paul Scott - 0477771098

OFFICE DETAILS

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



featuring everything from Medlar and Crab Apple to Fig and Sour Cherry.

For investors, Schouten House presents an exciting opportunity to generate revenue, whether through premium accommodation offerings or a combination of hospitality and gastronomy. Additionally, Heritage Tasmania periodically offers grants for conservation and activation, with up to \$200,000 available for heritage properties.

This is a rare chance to acquire a prestigious property with unique business potential, all offered at a competitive price of offers over \$1.195 million.

Whether you're seeking a character-filled family home, a sea-change as an entrepreneur, or an opportunity to preserve a piece of Tasmanian history, Schouten House offers endless potential.

Call for arms, enquire to inspect. Fill out a confidentiality agreement and contact our experienced business brokers today. Contact Paul Scott email: pauls@tasbps.com.au ph 0477 771 098 or Praveen Pant 0432 256 682

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.

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