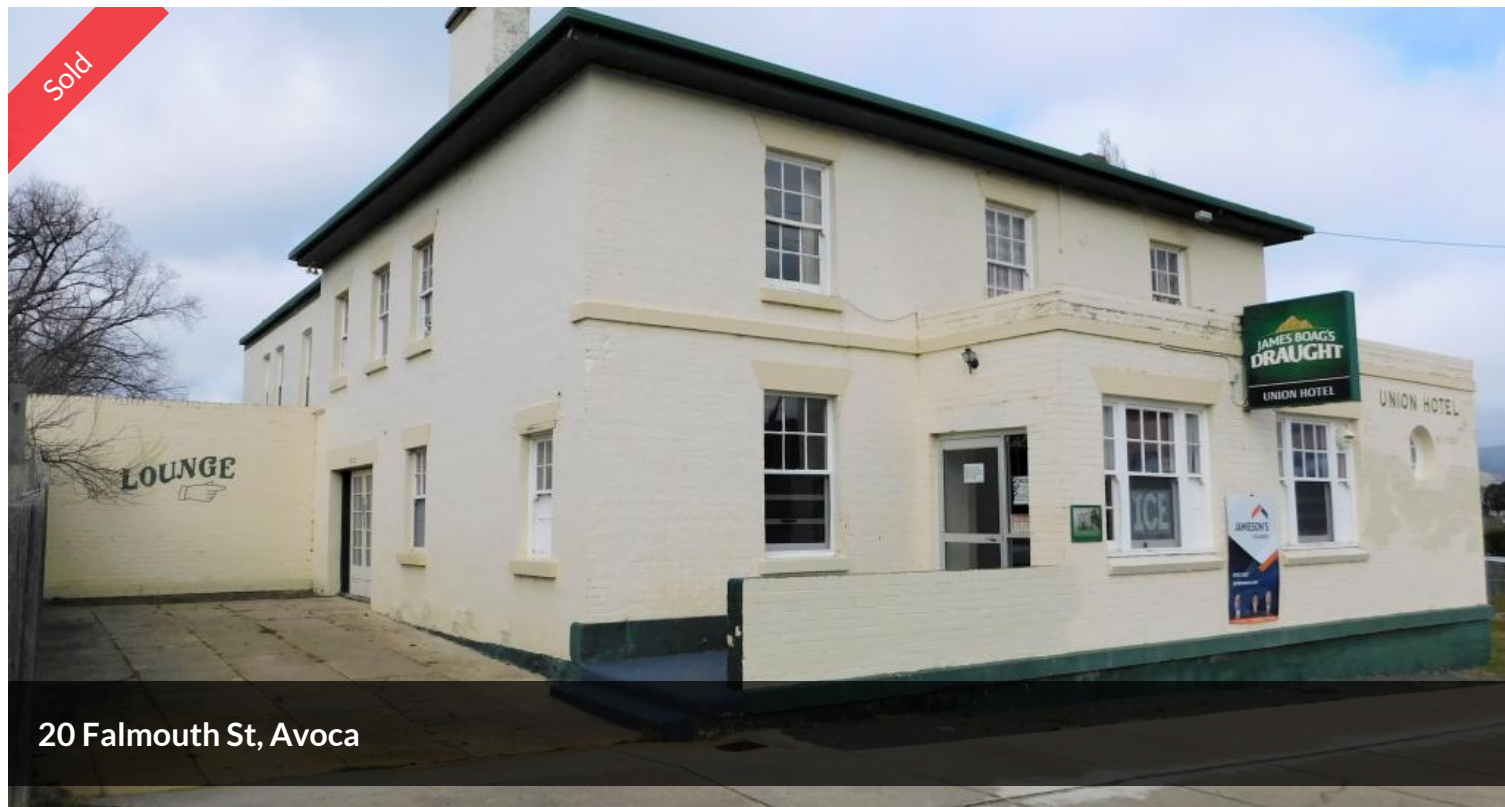


Sold



20 Falmouth St, Avoca



## CLASSIC COUNTRY HOTEL - FREEHOLD + EXTRA LAND - HIGHWAY FRONTAGE, NO COMPETITION - O/O \$295,000

Here's your opportunity to own your own regional Tasmanian Hotel for less than the cost of a home.

Situated on the main route between the Midland Highway and the north east coastal region, this classic country Hotel has excellent exposure and is the only Hotel for km's in each direction. Conveniently located across the road from the main shop in town which serves as a stopping point for locals and travellers alike.

Avoca is a quaint country town, surrounded by scenic farmland near the intersection of the beautiful South Esk and St Paul's Rivers. Nearby is the majestic Ben Lomond mountain range which offers skiing and other snow-related activities in winter. Travel time to both Launceston and the stunning beaches of east coast of Tasmania is under an hour, and you can get to the airport in around 45 minutes or less.

There are opportunities here for a new and energetic owner to revamp the Hotel and make the most of its potential, whether that be as tourist accommodation, restaurant or classic country pub. There is such little competition in the area that live music or other entertainment would be a draw-card for people from many kilometres away, and in the right hands this place could once again thrive. Alternatively, if you are not inclined to run a pub, you might wish to turn the Hotel into a large family home (STCA) or simply run it as an accommodation, dining or bed & breakfast

Price	SOLD
Property Type	Business
Property ID	195
Office Area	1 m2

### AGENT DETAILS

Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property  
Sales

31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



establishment.

Currently operating on a very limited basis, the potential of this Hotel lies in its position, infrastructure and the fact that it is still currently licensed. The freehold includes a large piece of vacant land next to the Hotel building and the price includes all fittings and fixtures. Jump in and start serving beer!

Contact the Tasmanian Hotel Specialist, Paul Scott on [pauls@tasbps.com.au](mailto:pauls@tasbps.com.au) or phone 0477 771 098.

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