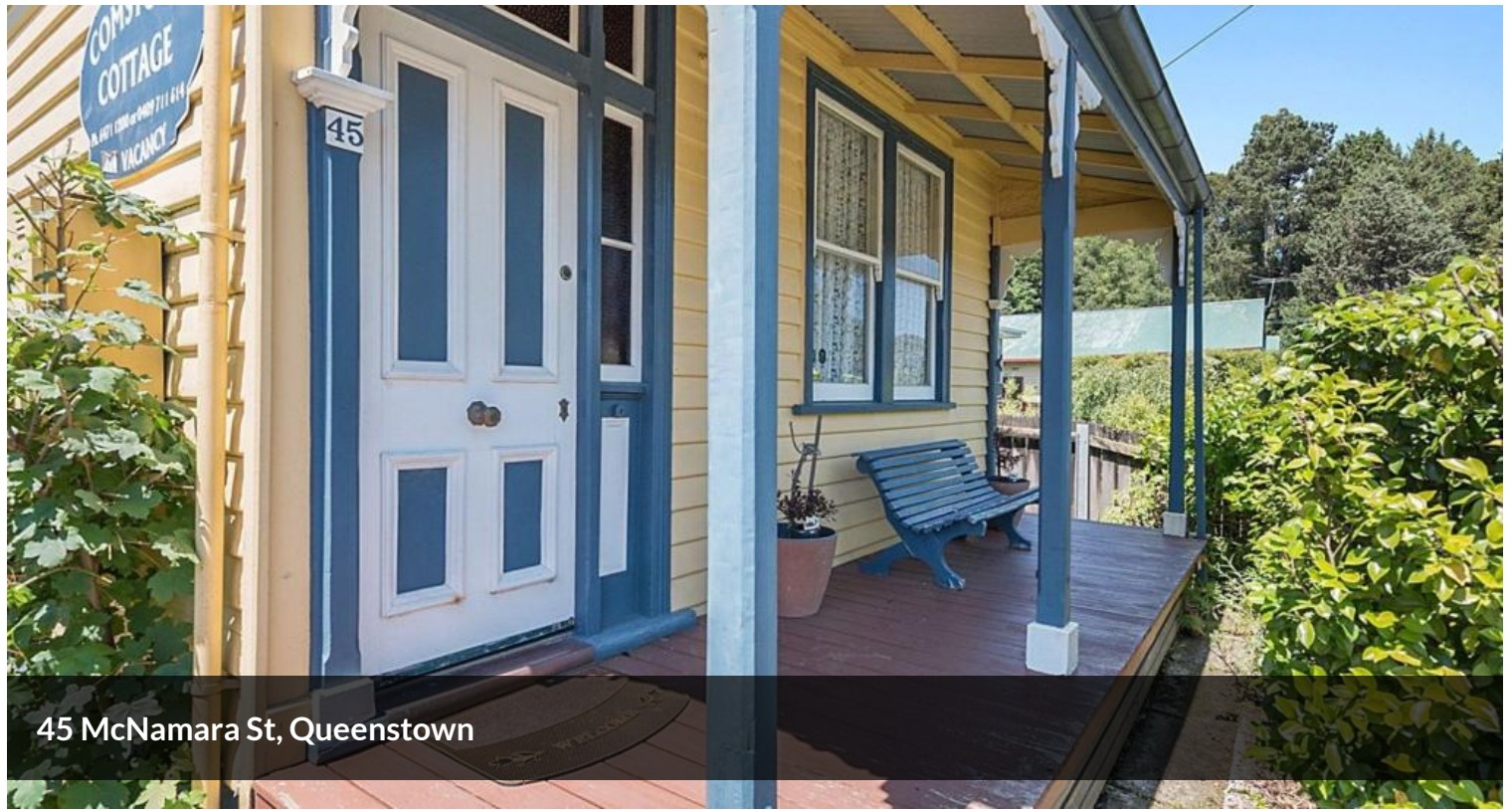




45 McNamara St, Queenstown



2 BEDROOM HOME OWNER OCCUPY OR INVESTMENT \$299,000

Welcome to Comstock Cottage! \$299K

"where the air is fresh & the water is clean"

An original Federation free standing Classical Beauty Stands where Few remain.

Tin pressed Ceilings beautifully greet you across the rooms. Period furnishings to reflect its Era - Circa 1900's.

This precious dwelling stands on one of the main streets in Queenstown & within a short brief walk to the Shopping Centre.

Take a leap of faith and escape the hustle and bustle of the big cities, restful living is assured here.

Rich in character and lovingly cared for, the owners use it as their holiday house-tranquillity, serenity & absolute silence a must.

It offers a rare opportunity to secure a piece of West Coast history in

Price	\$299,000
Property Type	Commercial
Property ID	2129
Office Area	1 m2

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,
7250 Australia
0432256682



Tasmania.

Positioned on a generous 528 sqm allotment, the property provides privacy, established gardens and the convenience of dual street access with excellent rear vehicle entry. There is ample room for multiple vehicles, a caravan or additional recreational equipment.

From the moment you step onto the inviting front verandah, you'll appreciate the timeless charm and warmth this home offers. Inside, many original period features have been beautifully preserved, including colourful stained-glass windows, decorative picture rails, traditional wallpaper friezes and an attractive timber mantel surrounding the original open fireplace (not currently operational).

The established gardens feature flowering plants, mature shrubs and trees, creating a peaceful outdoor setting to relax and unwind in.

Ideally located within walking distance of the town centre, railway station and the historic Comstock precinct, you'll enjoy easy access to Queenstown's cafés, shops, walking trails and local attractions.

Queenstown continues to evolve as one of Tasmania's most fascinating destinations, attracting visitors for its rich history, dramatic landscapes, mountain biking, the West Coast Wilderness Railway and nearby wilderness experiences. With renewed investment in the region and ongoing interest in the West Coast lifestyle, the future looks increasingly positive with abundance of water.

Whether you're searching for a character-filled permanent residence, a weekend escape, a Tasmanian holiday home or a unique investment property, this exceptional home offers outstanding value and timeless appeal.

Dwellings of this calibre are rarely available. Inspect today and experience the charm for yourself.

For further information on this exciting and rare opportunity, contact Neha Suyal at 0490 120 104 or Paul Scott at 0477 771 098 or email pauls@businessbrokersnetwork.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.**

Please note: All figures quoted 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.