







RARE EAST COAST TASMANIA PROFITABLE ACCOMMODATION VILLAS COTTAGES SEPARATE DA LOTS SEA CHANGE OPP

Freehold Going Concern | Swansea, Tasmania

First time offered for sale in 35 years.

A rare opportunity to acquire an established accommodation business together with a substantial freehold property holding in the heart of Tasmania's East Coast.

Offered for sale for the first time by the original owner-developer after 35 years of ownership and operation, the property represents a unique combination of an established tourism business, substantial underlying real estate and significant future development potential.

Prominently positioned on the Tasman Highway in central Swansea, approximately midway between Hobart and Launceston on Tasmania's popular East Coast, the property enjoys direct beach access while Swansea's shops, cafés, restaurants and local services are all within easy walking distance.

The established accommodation business comprises 6 fully furnished, self-contained cottages, including the distinctive 3-bedroom Bayview Attic Spa Cottage, together with 5 separately letting Lodge Suites within Sherbourne Lodge.

Price	OFFERS OVER $3.990 million
Property Type	Business
Property ID	2203

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales
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The diverse accommodation mix provides flexibility for couples, families, groups, touring guests and extended stays.

KEY INVESTMENT HIGHLIGHTS

- 5 fully furnished, self-contained cottages plus 5 Sherbourne Lodge Suites
- Accommodation capacity of approximately 48–56 guests
- Substantial freehold landholding, together with the benefit and use of approximately 3,000m² of landscaped Private Right of Way
- Direct beach access and prominent central Tasman Highway position
- Established landscaped grounds, sealed internal roadways, extensive onsite parking, services and prominent illuminated signage
- Comprehensive onsite commercial laundry facilities
- Recent operational initiatives already demonstrating growth, with revenue increasing 16.7% during January–March 2026 compared with the corresponding 2025 period
- Council approval for an additional 7 apartments
- Separately approved, shovel-ready 3-bedroom, 3-bathroom manager's residence incorporating new reception/lobby facilities and double garage
- Survey and strata work progressing, providing additional flexibility for the property's future configuration and potential realisation

ESTABLISHED TODAY. POSITIONED FOR TOMORROW.

The property offers a compelling combination of an established accommodation operation, substantial freehold landholding and multiple avenues for future growth.

Swansea's central position on Tasmania's East Coast and its mild, temperate climate support its appeal as a year-round coastal destination, with average summer daytime temperatures of approximately 22–23°C and winter daytime averages of approximately 14°C.

The business has been operated by its long-term owners at a level suited to their preferred lifestyle rather than with the objective of maximising occupancy or turnover.

Recent operational initiatives have already demonstrated the potential of the established business, with revenue increasing 16.7% during January–March 2026 compared with the corresponding 2025 period.

Further opportunity remains for a new owner to pursue additional occupancy, pricing and yield-management strategies, while the approved additional accommodation, approved manager's residence and progressing survey and strata work provide multiple avenues for longer-term growth and property realisation, subject to relevant approvals and requirements.

LIFESTYLE. INCOME. FREEHOLD. DEVELOPMENT POTENTIAL.

An opportunity suited to accommodation operators, investors, developers or purchasers seeking a substantial lifestyle business and freehold property holding on Tasmania's East Coast.

FOR SALE BY OFFERS OVER $3.990 MILLION

Enquire today to receive a confidentiality agreement and further details including price. For further information on this exciting and rare opportunity, contact Praveen Pant 0432 256 682 email:

praveenp@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. Please note: All figures quoted are approximate.

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