







SEA CHANGE EAST COAST TASMANIA 7 HOLIDAY ENSUITE ROOMS 3 BR OWNERS HOME + RESTAURANT FREEHOLD

We are pleased to present Amos House, Swansea, a unique freehold going concern opportunity in one of Tasmania's most recognised East Coast destinations.

The property being offered for sale comprises a 7-room ensuite motel, a spacious three-bedroom owner's residence, reception and laundry facilities, together with a 45-55 seat restaurant and commercial kitchen.

Positioned in Swansea on the shores of Great Oyster Bay, with beautiful views towards the Freycinet Peninsula, this established accommodation property offers an appealing combination of business, residence and lifestyle. Remarkably, the property has had only three owners since being established approximately 30 years ago.

The sale comprises the freehold property and existing accommodation business situated on Lot 9, 3 Maria Street, Swansea also known as Amos House Motel.

The current owners operate the accommodation primarily as a lifestyle business, opening only a limited number of rooms for part of the year while spending the majority of their time interstate.
This provides an incoming owner with considerable scope to operate the property as a conventional guest house or motel throughout the year,

Price	Offers over $1.4999 million
Property Type	Business
Property ID	2206

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

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

potentially creating a more consistent year-round income stream.

The accommodation component comprises 7 furnished guest rooms, each with its own ensuite, ready to host guests. The rooms are offered fully furnished as presented, allowing an incoming operator to commence trading with minimal setup.

A substantial three-bedroom owner's residence provides the opportunity to live comfortably onsite while operating the business. The residence is conveniently connected to the reception area and onsite laundry facilities, making day-to-day management practical and efficient.

Restaurant & Commercial Kitchen

A significant additional feature of the property is the 45-55 seat restaurant and commercial kitchen.
The restaurant is not currently being operated by the owners, providing an incoming purchaser with the flexibility to reopen and operate the restaurant themselves or potentially lease the restaurant to a third-party operator.
Potential uses could include restaurant dining, breakfast service for motel guests, functions, group catering, wine tastings and showcasing Tasmania's renowned East Coast produce and wines.
For a purchaser seeking a sea-change lifestyle, Amos House provides the opportunity to combine a home, motel accommodation business and restaurant/hospitality operation within the one freehold property.

Key Features
- Freehold going concern property and accommodation business
- 7 furnished guest rooms, all with ensuites
- Spacious three-bedroom owner's residence with BIR's
- 45-55 seat restaurant with commercial kitchen
- Opportunity to reopen the restaurant or potentially lease it to another operator
- Reception and onsite laundry facilities
- Prime Swansea location on Tasmania's East Coast, conveniently positioned between Hobart and Launceston
- Lifestyle operation with considerable potential for increased year-round trading
- Continuous improvements undertaken including new toilets, painting, carpets, floating floors, LED lighting and more
- Property, accommodation business, plant, equipment and furnishings included in the sale

Asking Price Offers Over $1.499 Million

Please note: The business has historically been operated on a lifestyle and limited-trading basis, and formal business financial statements are not being provided as part of the sale. The offering is principally a freehold real estate sale together with the existing accommodation business, plant, equipment and furnishings included in the sale.

Additional Opportunity Motel + 8 Swansea Villas
For purchasers seeking a substantially larger accommodation investment, there is also the opportunity to acquire the 7-room ensuite motel, three-bedroom owner's residence and restaurant together with 8 adjoining fully

furnished two-bedroom Swansea Villas, each situated on an individual lot.

The complete package 7-room motel + owner's residence + restaurant + 8 two-bedroom villas is available for Offers Over $4 Million.

Enquire today to complete a Confidentiality Agreement and receive the comprehensive Information Memorandum.
Contact Praveen Pant 0432 256 682 email: praveenp@tasbps.com.au
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