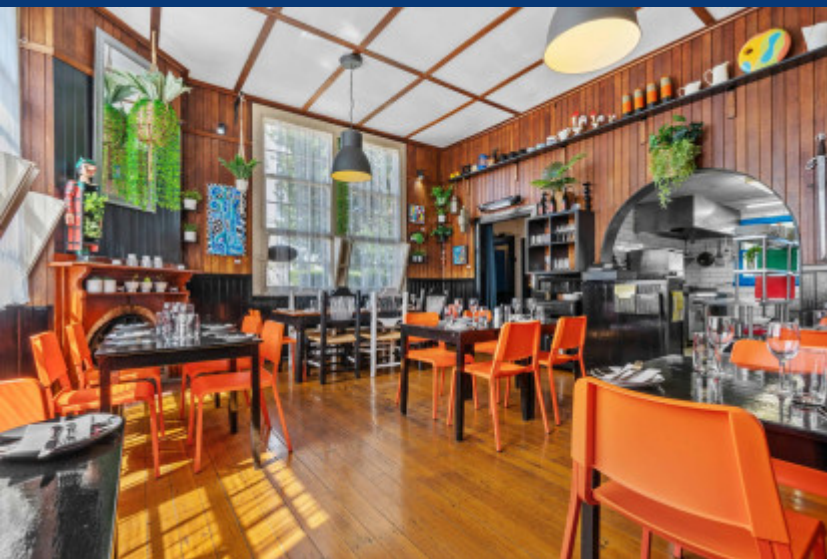


# Fully Licensed Cafe & Italian Restaurant for Sale Northeast Tasmania



## For Sale

Location: **TAS**  
Asking: **Offers over \$699,000 wiwo**  
Type: **Hospitality-Cafes / Hospitality-Restaurants**

### Exceptional Branxholm's Hidden Gem Fully Licensed Cafe & Italian Restaurant 2BR Home FHGC

Discover the ultimate opportunity for a serene lifestyle change in the heart of North East Tasmania!

Nestled in a charming Tasmanian town, this rare offering presents a unique chance to acquire a freehold 2-bedroom home alongside a fully licensed café and Italian restaurant all under one title.

The current owners, with a tenure of approximately 6 years, have meticulously crafted a thriving business, operating just 16 hours per week over 7 months annually.

Boasting an impressive turnover of \$200k with a net profit of approximately \$87,000 for two working owners in FY2023, this business cannot be missed by buyers looking to buy one.

Strategically positioned with main road frontage, the restaurant benefits from exposure to passing traffic, ensuring free advertising. Meanwhile, the owners enjoy privacy in the 2-bedroom home, offering a comfortable retreat at the rear of the property.

Included in this exceptional package is a caravan, stationed on a concrete slab, utilized by the owner for artistic endeavours. Moreover, the residence holds approval for short-term accommodation, providing an additional income stream for savvy investors.

Spanning approximately 2062 sqm, the property is zoned as Village, offering ample space and potential for further expansion or enhancement.

Whether for a family seeking a tranquil lifestyle or a couple with a passion for hospitality, this property caters to diverse aspirations.

Opportunity abounds for new owners to infuse their creativity and culinary flair, with high demand for exceptional dining experiences in Branxholm and its surrounding areas. A comprehensive array of chattels is included in the sale, ensuring a seamless transition into ownership.

Embrace the idyllic charm of Tasmanian living while indulging in the rewarding prospects of entrepreneurship. Your journey to a fulfilling tree change starts here.

Fill out a confidentiality agreement for information and inspection.

### Contact:

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pauls@businessbrokersnetwork.com.au INTENDING PURCHASERS TO MAKE THEIR OWN  
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Please Note: All figures quoted are approximate.