



For Sale

Location: **TAS**
Asking: **offers over \$1 250,000 +sav**
Type: **Accommodation-Hotels**

Iconic FHGC Bischoff Hotel Waratah Tasmania Historic \$1mPlus T/O Potential to Do More \$1,250,000+sav

This is the one you have been waiting for, unique, enjoys a solid customer base, it is inviting, enticing and captivating. If you haven't been to the Bischoff Hotel, you haven't been to Waratah.

Step into history and take on this grand opportunity at the Bischoff Hotel, this imposing Edwardian landmark overlooking the stunning Waratah Falls in the heart of picturesque Waratah, Tasmania. Built in the early 1900s during the town's tin mining boom, this heritage-listed freehold hotel is a true Tasmanian icon. It's reportedly the only hotel in Australia with direct views of a waterfall from its windows a breathtaking feature that delights guests year-round.

Bursting with character, charm and ambience, providing a home and business, with all living expenses meet. The majority of tourists who come to town, visit the pub. Offering the only accommodation and licensed premises for miles around.

Prime Location & Unbeatable Appeal

- * Address: 20 Main Street, Waratah TAS 7321
- * Situated at the gateway to the ancient takayna / Tarkine wilderness
- * Just minutes from Waratah Falls, Philosopher Falls, Whyte Hills Lookout, Hellyer Gorge, and the Waratah Museum
- * Perfect base for nature lovers, bushwalkers, trout fishers, platypus spotters, and Tarkine adventurers
- * Close to Cradle Mountain, the North-West coast and Corinna Wilderness Village
- * Major attraction for adventurers of the Thousand Dollar Track, and large groups of motorbikes and car clubs
- * Waratah has an annual Woodchopping Carnival bringing 2,000 people into town for the day, and is usually the busiest day of the year for the hotel

What's Included

- * 15 comfortable guest rooms (5 with en-suites) and more available
- * Operating public bar with bottle shop sales open from 10am to 10pm daily

Contact:

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* Restaurant/cafe with bistro-style meals available 12-2pm & 6-8pm, with weekly specials Friday pizzas, Sunday roasts, and more

* Spacious grounds with ample guest parking and outbuildings including a large old stables, shed and three car garage

* Manager's residence or additional accommodation options

* Full freehold title on approx. 2,578 m of land

Waratah draws visitors seeking authentic Tasmanian heritage, spectacular scenery, and peaceful escapes. The Bischoff Hotel has a long-standing reputation for friendly old-fashioned hospitality, great food, and unbeatable views guests often extend their stays just to soak it all in. Whether you're an experienced publican, a family looking for a lifestyle change, or an investor keen on Tasmania's booming eco and heritage tourism, the Bischoff Hotel offers rare character, location, and income streams (accommodation + bar/bottle shop + meals).

The current operators have improved this hotel out of sight, they have increased the turnover by providing quality meals, comfortable accommodation, cold beer and hospitable service.

Potential lays in operating all year round (in 2025 calendar year closed two weeks), bring back on line 3 accommodation rooms and continue the friendly service.

If you are a people person, if you love reacting with guests and customers, and you appreciate the historic building and brilliant location you will never work another day.

Please contact Paul Scott on 0477 771 098 or Praveen Pant on 0432 256 682 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. NOTE: All figures are approximate.