

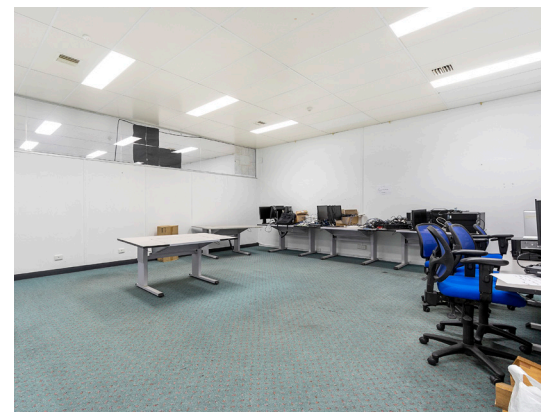
For sale by expressions of interest closing Thursday 13 December 2018 at 4pm

# Flexible Suburban Opportunity

27 Bristol Road, Claremont



Outline indicative only



- The property is currently fitted out as a community centre with various training rooms, offices, and facilities/amenities
- The building has an area of 910 sqm (approx) over a single level and was constructed C1980 and has an internal clearance in areas of 5.8 metres (approx)
- The site has a total area of 1,905 sqm (approx) over two titles, with the southern title of 550 sqm (approx) currently undeveloped
- The property is conveniently located in a mixed use area of the established locality of Claremont with easy access to shops, schools and other community facilities as well as greater Hobart's arterial road network
- The site is zoned "Local Business" with provides a good degree of flexibility with various commercial, community, education, retail, and residential uses either "Permitted" or "Discretionary"
- Owner occupy, re-development or invest (STCA)

**03 6220 6999**

**Richard Steedman 0408 559 046**

**Hayden Peck 0412 766 395**

5 Victoria Street, Hobart

View at [KnightFrank.com.au](http://KnightFrank.com.au)

**KnightFrank.com.au**

IMPORTANT NOTICE This brochure is provided for general information purposes only, and does not purport to contain all of the information that prospective purchasers may require. In addition, the information in this brochure has been provided to Knight Frank by the vendor and Knight Frank does not guarantee its accuracy. Knight Frank has not undertaken an independent review of this information and prospective purchasers must make their own enquiries to satisfy themselves as to its accuracy. To the extent permitted by law, Knight Frank expressly disclaims any liability for any loss or damage which may arise out of any person acting on or relying upon any part of the information contained in this brochure. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken. Except where otherwise provided, all references to rent, income or price are GST exclusive.