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UNIQUE  
TASMANIAN  
OPPORTUNITY

Valuable Freehold Church Premises  
with air conditioning and extensive car parking  
(Redevelopment/Change of Use potential)

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**GOSPEL HALL  
& CARETAKER'S RESIDENCE**

The sale of these properties (6153 sq m and 526 sq m) offers a unique opportunity to acquire an investment in one of Hobart's premium inner suburbs. Situated between Main Road, New Town and Augusta Road, Lenah Valley, both arterial routes for city-bound traffic, it is close to the local shopping centre and schools. Its proximity to the Calvary Hospital complex is also advantageous, as it lies just outside the exclusion zone for hospital-related activities. The Hobart CBD is only 10 minutes drive away.



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**FOR SALE BY EXPRESSIONS OF INTEREST**

Closing 27th February 2009. Vendor reserves right to accept an offer prior to this date

The existing steel-framed brick building is solidly constructed, and could be readily modified for a variety of uses. The zoning category Residential 2, Precinct 21B allows for the discretionary uses of residential flat, elderly persons units, domestic business, consulting rooms, community centre, place of worship, hospital, welfare institution, educational establishment, bed and breakfast accommodation, self-contained visitor accommodation, active recreation or local shop.



Meeting Room

Meeting Room (internal dimensions 18m x 18m) has fixed seating for approximately 500 people, carpeted, power points and has fully-ducted air conditioning. Front and Side Entrance Foyers with Corridors giving access to Disabled W.C. and wash hand basin. Men's Cloakroom with 5 cubicles, 5 urinals and 3 wash hand basins. Ladies Cloakroom with 6 cubicles, 2 wash hand basins and door leading to Baby Changing Room fitted with sink etc. Control and Store rooms with access to lower level plant room/storage area. Total area of building is approximately 555 sq metres. Monitored security and fire alarm system is installed.

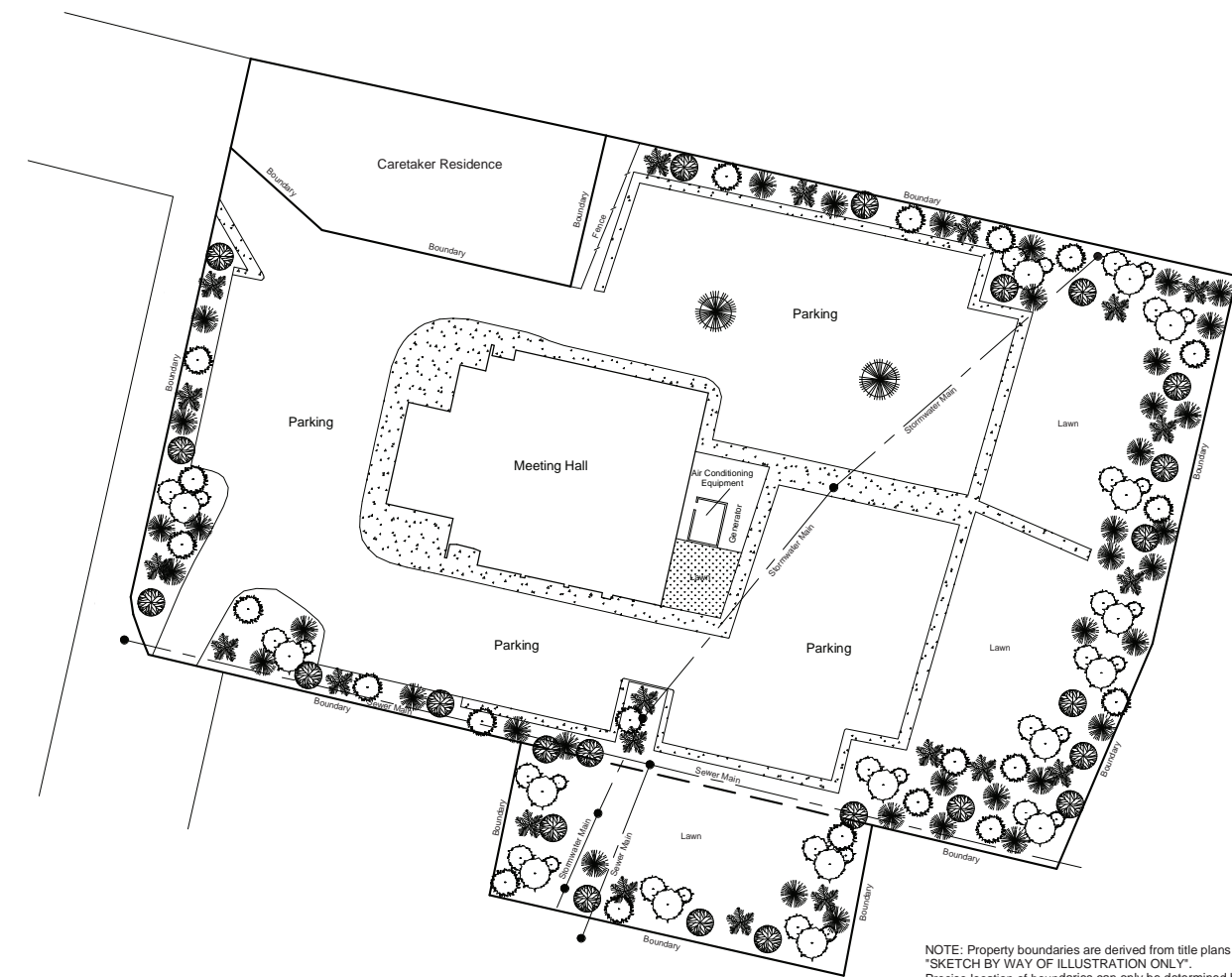
The block is near level with two entrances, the driveways and hardstand area being concrete. The parking areas, which can accommodate more than 80 cars, have flood-lighting, are asphalt sealed, in excellent condition and fully curbed and guttered. The lawn areas are established and well maintained, and extensive plantings of trees and ground-covers line the boundaries.



Carpark



A 90KVA standby diesel-powered generator has the capacity to provide for the full power requirements of the hall, and is enclosed in a separate fenced and gated enclosure with the air conditioning outdoor unit.



NOTE: Property boundaries are derived from title plans containing the qualification "SKETCH BY WAY OF ILLUSTRATION ONLY". Precise location of boundaries can only be determined by a resurvey of the property.



Caretaker's Residence

Caretaker's Residence is an attractive, well-maintained 4 bedroom, 2 bathroom weatherboard home. Downstairs is comprised of lounge room, kitchen/dining area, 2 bedrooms, bathroom and a neat renovated laundry, and upstairs are 2 bedrooms, bathroom and an open relaxation area. Well heated with 2 heat pumps and a wood heater, the home is protected by a monitored security system.