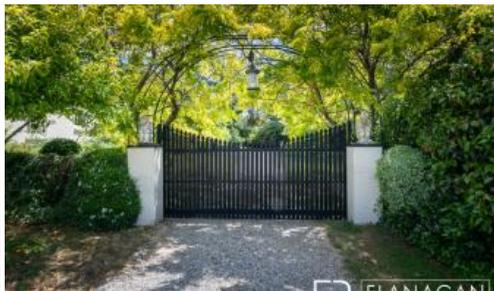




854 Hobart Rd, Breadalbane



## “Woolpack Inn” – An Iconic and Historical Piece Of Tasmania

The “Woolpack Inn” is a unique character home and is truly a rare find indeed.

Originally built in 1838 the property has a long history dating back to the convict era with many of the original features still on show. The English estate like gardens also contain many rare and exotic plants which add extra charm and appeal to this magnificent home.

Driving into the property along the gravel driveway under the arch gateway, evokes a sense of tranquillity, serenity and magic. A large selection of mature trees including various apple, pear and apricot, provide privacy to the sheltered alfresco entertaining area at the rear of the property.

Offering plenty of floor space, the property has three generous bedrooms – the master with an ensuite and walk-in robe, a beautiful formal lounge with open fireplace which looks out to the rear yard, a formal dining or second living room, an open plan kitchen and dining room, a library / study, laundry and the main bathroom. The large front room offers many opportunities for the prospective buyer.

Indeed, the area was previously a thriving café and tearoom and offers a large reception room with separate kitchen, storeroom and separate toilet. Other potential uses include an art gallery, catering or wedding venue - or with the

🛏 3 🚿 2 🚿 5 📏 2,886m2

**Price** Offers Over  
\$1.1million

**Property Type** Residential

**Property ID** 617

**Land Area** 2,886 m2

**Floor Area** 370 m2

### Agent Details

Paul Flanagan - 0408 139 862

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



separate side entrance, could easily be set up as an air BnB. Alternatively, this area could be used as a games room, home theatre or a large family room. The choice is yours.

There are a few outbuildings which include a large garage, workshop and car port. Some additional points of interest include ducted reverse cycle heating and cooling, gas wood fire, automatic gates, outside sensor lights and a security system.

A once in a lifetime opportunity so make sure you book your private inspection early.

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.