



## Rocky Cape, 91 Pollards Road

Chasing Classic Country Charm?

Looking for a peaceful location and the opportunity to escape suburban living?

Situated yourself amongst beautiful Tasmanian countryside within 25 minutes from Wynyard and 35 minutes to Smithton. A spring fed dam provides ample water, and the 5 acres is flat green and fertile.

The homestead has country character and timber features, what more is there to ask for?

### House Features:

- Open plan kitchen with a family/dining room and open fire
- Large sized extended living room with wood heating
- Sun filled bathroom with bath and separate shower
- 2 sunny bedrooms
- Wrap around verandah
- Outdoor area perfect for entertaining
- Single carports either end of the house



**For Sale**

Offers Over \$590,000

**View**

By Appointment

**Contact**

**Theresa Button**

0419 395 274

tbutton.wynyard@ljhooker.com.au

 **LJ Hooker**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Wynyard**  
**(03) 6442 3477**

#### Land Features:

- 5 acre block with fenced paddocks
- Spring fed dam and tank water
- 2 car garage (51sqm approx.) with large workshop and studio space
- 3 phase power available and ready to be connected
- 15 pen kennels with power and water (potential for conversion to stables)
- Established orchard including walnut, pear, apple, grapes and cherries
- Storage shed, Chicken coop and veggie garden



#### Further information:

Building Size: 129 sqm (approx.)

Land Size: 5.18 acres (approx.)

Beds: 2

Baths: 1

Built: 1967 (approx.)

Floor plan not available

Council Rates: \$1,490 P/A (approx.)

Water: Tank and spring fed dam

Septic



For more information contact Theresa on 0419 395 274

\*\*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates \*\*\*\*

## More About this Property

Property ID	JVRFD3
Property Type	AcreageSemi-rural
House Size	129 m2
Land Area	5.18 acre
Including	Floorboards Workshop Water Tank

**Theresa Button 0419 395 274**

Sales Consultant | [tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)

**LJ Hooker Wynyard (03) 6442 3477**

98 Goldie Street, WYNYARD TAS 7325

[wynyard.ljhooker.com.au](http://wynyard.ljhooker.com.au) | [wynyard@ljhooker.com.au](mailto:wynyard@ljhooker.com.au)



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