

26 Patawalonga Road, Claude Road, Tas 7306



Sold House

Wednesday, 20 September 2023

26 Patawalonga Road, Claude Road, Tas 7306

Bedrooms: 12

Bathrooms: 5

Parkings: 10

Area: 3 m2

Type: House



Corinne Nicholson
0488611968



Gerald Davies
0364911499

\$1,000,000

Are you ready to embark on a new chapter of your life, one filled with promise, tranquility, and endless opportunity? Roland B&B, nestled in the heart of Claude Road, Northwest Tasmania, presents itself as the perfect canvas for your dreams. As a prospective buyer, here's what Roland B&B has in store for you:

Unique Character and Versatility: Roland B&B welcomes you with individually furnished guest rooms, each with its own distinct charm and character. From the cozy ambiance of Teapot and Silcar rooms to the timeless comfort of Wombat and Stowport accommodations. The staff house adds even more character and versatility to this enchanting property, you have the flexibility and variety to cater to various guest preferences. 10% return on accommodation with potential for greater returns.

Nature's Bounty at Your Fingertips: Imagine owning a property where nature's abundance is your backdrop. Roland B&B boasts a bore installation, a lovely clean dam, and water tanks, ensuring your guests are always comfortable and refreshed with an abundant water supply. This feature alone sets the stage for a truly exceptional experience in the midst of nature's beauty.

Culinary Freedom: All guest rooms come equipped with cooking facilities, allowing you to offer your guests the convenience of preparing their meals. This not only enhances their stay but also provides a unique selling point for you as the owner. It's an opportunity to create memorable dining experiences on your terms.

Luxurious Spa Baths: Some rooms offer large spa baths, adding an extra layer of luxury and relaxation. These amenities are certain to attract guests seeking a touch of indulgence so they can unwind in style after exploring the picturesque surroundings.

Secure Storage and Welcoming Atmosphere: Your guests' needs are well taken care of with a dedicated reception area and ample storage for bikes. This feature makes Roland B&B an attractive choice for cyclists and outdoor enthusiasts, ensuring repeat visits and positive reviews.

Proven Success: Roland B&B has a solid track record of impressive vacancy rates, and as the new owner, you'll step into a business with a strong foundation, primed for growth and innovation. Your fresh ideas can take this already successful venture to new heights.

Serenity and Accessibility: A sealed road leads your guests to this peaceful and serene retreat, offering convenience to your guests. Yet, once they arrive, they'll be transported to a serene and peaceful oasis, a world away from the hustle and bustle.

Amenities That Delight: Outdoor amenities, including BBQ grills, a delightful garden, picturesque picnic areas, and a charming terrace, provide endless opportunities for relaxation and socialization. Your guests will appreciate these thoughtful touches.

Pristine Cleanliness and Safety: The property prioritizes cleanliness and safety measures, guaranteeing your guests a worry-free stay. This commitment to their well-being enhances your reputation as a responsible property owner.

Rave Reviews: What people have said speaks volumes about Roland B&B. Guests have shared their delightful experiences. Their glowing reviews speak of cozy cottages, comfortable beds, and warm winter stays. Families praise the ample space for children to play, the comfort of the accommodations, and the well-equipped cooking facilities. As the owner, you'll inherit this legacy of satisfied guests.

Roland B&B in Claude Road offers an ideal location, being a mere 10 minutes from Sheffield, the town of Murals, and the captivating Tasmazia a tourism attraction. It also places you close to Lake Barrington, the site of rowing competitions & fishing, and serves as a convenient stopover for guests on their way to the renowned Cradle Mountain. Furthermore, with a quick 40-minute drive to the Spirit of Tasmania boat and Devonport Airport, it ensures hassle-free accessibility for travellers, making it a strategic base for exploring the wonders of Tasmania.

Manager Residence: 3 bedrooms, 1 bathroom, wrap around deck
Wombat: 3 bedrooms, 1 bathroom, balcony
Silcar: Studio, 1 bathroom with spa, balcony
Teapot: 3 bedrooms, 1 bathroom, balcony
Stowport: 3 bedrooms, 1 bathroom
Extra Rooms: Reception, Storage Rooms, Laundry, Pergola for BBQ's
Sealed road with 2 entrances

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.