



## 57 West Barrack Street, DELORAIN, TAS 7304

Large heritage listed double brick house in beautiful Deloraine

In the heart of charming Deloraine - just 30 minutes from Devonport or Launceston - awaits a rare and refined offering: "The Briars", a heritage listed 1860 built triple-brick and timber residence with extraordinary character, modern comforts, and multiple living possibilities.

**Main Residence - Circa 1860** Built in 1860, this stately home is constructed of 300 mm brick and timber, retaining its heritage charm through original fireplaces, high ceilings, leadlight windows, timber doors, and decorative architraves.

Thoughtfully extended and fully updated, it offers six generous bedrooms, with extra large office which you have the option to be used as a seventh bedroom, and three modern bathrooms. The home features a light-filled country kitchen with French doors opening to a sunny paved area, a formal lounge and separate dining room, and flexible living spaces that could be adapted to your lifestyle. Freshly painted, rewired, and ready to move straight in, the property has been lovingly maintained to an exceptional standard.

Modern comforts include solar panels, Tesla batteries, heat pumps, wood heater, and wall-mounted heater panels. The established gardens feature a hot house, rainwater tank, and space for vegetable gardens, while a workshop and attached garage provide ideal areas for the home handyman or studio.

A separate studio and second garage allows for a workshop or crafts and art room. The possibilities!

**Dual Street Access** Convenience is enhanced by dual entrances - the main access via an electronic gate on West Barrack Street, and a secondary access from Beefeater Street, providing easy entry for vehicles, guests, or separate accommodation use.

#### Location Highlights

- Situated within the picturesque township of Deloraine, close to shops, schools, and medical facilities
- Approximately 30 minutes to Launceston or Devonport
- Set on two titles with a combined land area of approximately 1,362 m
- Historically significant, architecturally extended home surrounded by beautiful, established gardens

#### Why You'll Love It

- A rare blend of heritage charm and modern convenience
- Flexible floor plan with separate studio
- Dual access from two streets for ease and versatility
- Immaculately presented - just move in and enjoy
- An enduring landmark of Deloraine's proud history

Don't miss your chance to own "The Briars" - a property that captures the grace of Tasmania's past while embracing the comforts of modern living. Contact Sara Poh on 0422 336 263 today to arrange your viewing.

- Land Area 1,362.00 square metre

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** R24844123

#### SALE DETAILS

**Offers over \$1,350,000**

#### CONTACT DETAILS

**REX Devonport**

4 Stewart Street  
DEVONPORT, TAS  
03 6424 3568

**Sara Poh**  
61422336263

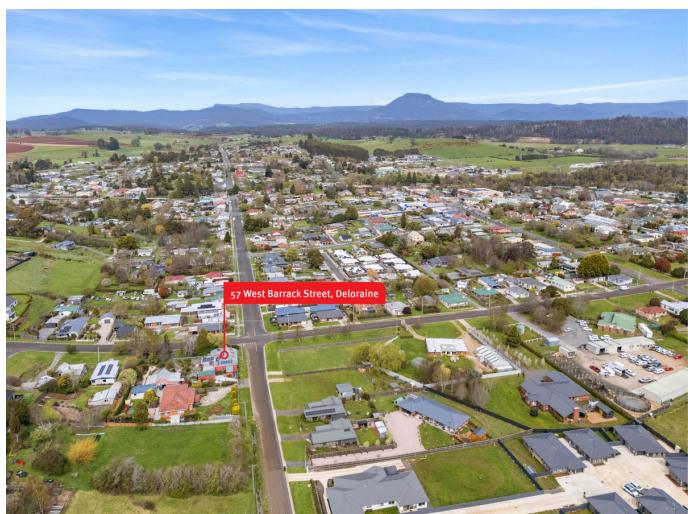
- Building Area: 164.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Double garage
- Ensuite











57 West Barrack Street, Deloraine

This floor plan sketch is to be used as a guide only and is not to scale.  
All dimensions listed are approximate.

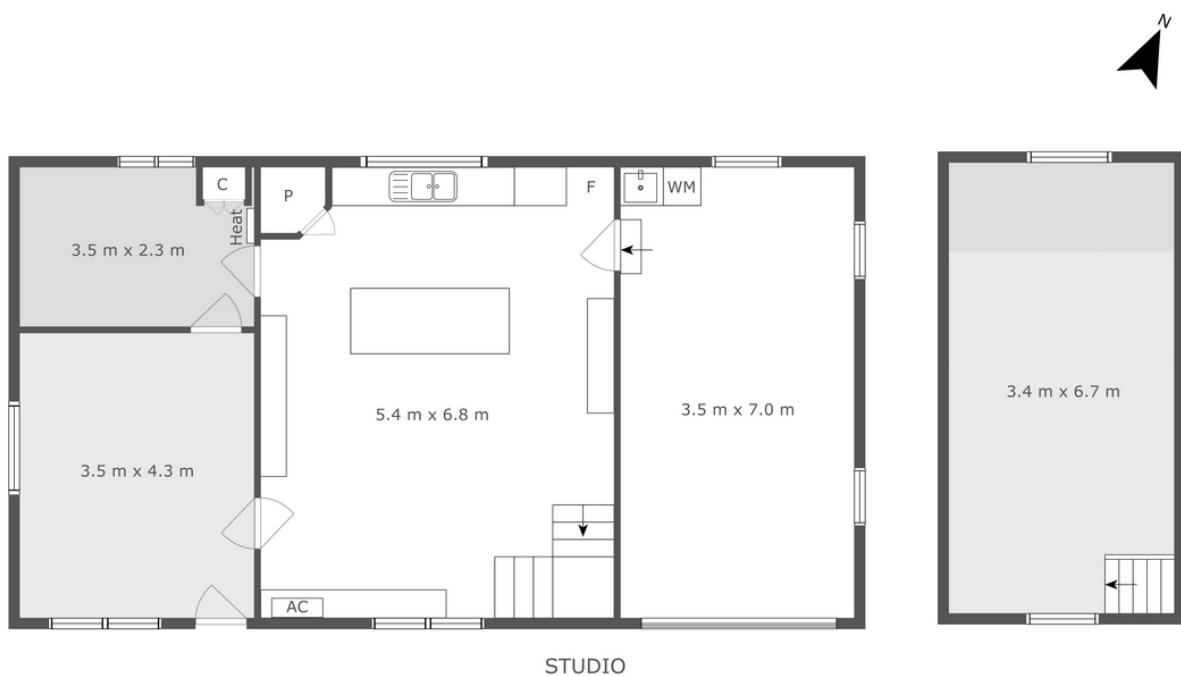
\*Total approx floor area: 432 sq m (Excl. Garage, Storage, Covered Sitting Area, Outdoor Dining Area, Covered Patio, Green House)



## 57 West Barrack Street, Deloraine

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Total approx floor size: 312 sq m (Excl. Garage, Storage, Covered Sitting Area, Outdoor Dining Area, Covered Patio, Green House)



## 57 West Barrack Street, Deloraine

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All dimensions listed are approximate.

Total approx floor size: 120 sq m.