

212 Hebbard St, Broken Hill, NSW, 2880

CENTURY 21

Other For Sale

Wednesday, 8 January 2025

212 Hebbard St, Broken Hill, NSW, 2880

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: Other



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THE LARGEST OF HOMES

On offer is the former historic "Alma Hotel" located at 212 Hebbard Street, with a second frontage to South Street. This substantial character filled property has undergone extensive renovations over the last few years that blend into the existing fabric and is ready to be enjoyed by the next lucky owner.

The old pub is residentially zoned but subject to council approval could cater for a variety of uses due to its history, vast size and layout. These potential uses include a hotel again, gallery, bed & breakfast accommodation, combination of residence and small business, group accommodation or one of the largest residential homes in Broken Hill!

Currently the property layout offers 5 bedrooms, 2 internal and 3 with external access however still under the main roofline. In addition, there is a formal lounge room (or 6th bedrooms if required) which flows through to a long dining room which continues through to a recently updated kitchen with new cabinets. The "main bar" remains with the enormous space allowing you plenty of room to move. Adjacent to the "main bar" is the "lounge bar" which again could be used as a further living room/self-contained retreat or bedroom (7th) if required with its attached amenities, or a commercial space with direct access from Hebbard Street.

There are a variety of bathrooms and toilets both inside and out (see floor plan for locations). The main inside bathroom has recently been renovated, including new floor and wall tiling and character suite of bath, shower and basin/cabinet. Outside, the property has vehicle access from Hebbard Lane to a large four vehicle garage and separate service yard and store.

The pub's former beer garden to the back of the main building is covered by a significant veranda and is able to cater for the largest of gatherings.

The property has been fully repainted internally in period colours, the majority of rooms have new carpets in traditional patterns and doors stripped to expose the natural timber and glazed panels. These improvements offer the new owner a significant property to be enjoyed for many years to come.

The "Old Alma Hotel" really does offer so much development and could cater for a large variety of uses. Contact Century 21 McLeods to discuss and book your inspection.

While Zoned R1 General Residential, the heritage listing provides opportunities for a wide range of adapted uses. Should you wish to utilise the property for another purpose you would need to undertake your own investigations and apply for council approval.

Please see link below to make an offer on this property

<https://www.cognitofirms.com/century21mcleods/century21mcleodsbrokenhill>

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

Council Rates: approx. \$3,553 per annum

Agents Note:

The property will remain on the market and offers will be presented to the vendor/s up until an exchange of contract has occurred.