

# 1134 Melrose Road, Lower Barrington, Tas 7306

McGrath

## House For Sale

Wednesday, 8 May 2024

1134 Melrose Road, Lower Barrington, Tas 7306

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 5 m2

Type: House



Vanessa Goodwin  
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## Best Offer Over \$949k

Situated just a short 15-minute drive from both Devonport and Sheffield, residents can enjoy the peaceful countryside while still having easy access to city amenities offering the perfect blend of rural living and convenience. Boasting a spacious 4-bedroom layout with 2 bathrooms and an additional toilet downstairs, this home provides ample room for comfortable family living. Three generous living areas, including a formal dining room with scenic rural views, offering plenty of space for relaxation and entertainment. With expansive acreage totaling 5.441 hectares (approx. 13 acres), there's plenty of room to roam and explore. Well-fenced areas make it suitable for cattle or horses, while landscaped grounds ensure ease of maintenance. Outside, the property features tank water for the house and a spring-fed dam that ensuring a constant water supply for the property that can connect to the house, if required. The property delivers with it a large 4-bay shed with 3 equine stalls, tack area and open bay as well as additional undercover day yards at the rear. Another smaller storage shed at the rear of the house with a hay barn located at the front of the property providing ample storage options for vehicles, machinery or your beloved animals. There are 9 large fully fenced paddocks along with 5 smaller paddocks, a 20m round yard and 70m x 30m arena. A large double garage with internal access provides convenience and security for vehicles. Conveniently located near Spreyton's shops and services, this property offers the ideal balance of rural living and city convenience. Perfect for families seeking a serene rural lifestyle within reach of urban amenities. - 15 minutes from the city of Devonport and 15 minutes from Sheffield - Large 4-bay shed - Three stables - 20m round yard - 70m x 30m arena - 9 large fully fenced paddocks, 5 smaller paddocks - Large double garage with internal access - Property size: 5.441 hectares or approx. 13 acres - Well-fenced, suitable for cattle or horses - Ideal property for families seeking a rural lifestyle\*\*McGrath Devonport believe information contained is accurate however interested parties should rely upon their own enquires. Plans are indicative only