

117 Clarence Point Road, Clarence Point, Tas 7270



Sold Acreage

Monday, 14 August 2023

117 Clarence Point Road, Clarence Point, Tas 7270

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 10 m2

Type: Acreage



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This smart, as new ranch style home built in 2020 and sitting pretty on a level 10.41 hectares presents a mouth-watering opportunity for anyone seeking a horse property with the hard work completed and that's truly "move in ready". Well-structured and thought out the horse facilities are just waiting for you to further customize to suit your equine passion with scope to expand further if desired. The bright and airy, 3-bedroom home with large windows and quality finishes throughout, has a spacious open plan living, kitchen and dining layout perfect for relaxed living. The modern kitchen features white cabinetry, dark grey benchtops, and Bellini appliances. It also enjoys a large pantry cupboard, and double sink. The elevated, covered timber deck leads off the living area and is the perfect spot to sit back and watch all the horse action or enjoy a morning coffee as you plan a day in the saddle. Quality laminate flooring in the living areas combines with soft carpeting in the bedrooms, teamed with stylish window furnishings, a reverse cycle heat pump and a cosy Scandia freestanding wood heater with feature tiling you can keep things cool or cosy to suit. Three good sized bedrooms, with lots of natural light and views across the property combine with a family bathroom with beautifully tiled walk-in shower leading off a practical utility room, ideal for those with a busy outdoor lifestyle. Then there's the horse owners dream, a 12m x 12m barn which is ready to accommodate your stables, tack room and feed shed needs. Outside tie up bays and hard areas at the barn entrance make farrier visits and hot water washdowns a pleasure. The barn also has a small kitchen and shower area with gas hot water, which though not approved as a dwelling, would make an ideal facility for a quick cuppa and freshen up during training or for guest riders to use. The 33m x 60m arena is ready to furnish for your chosen horse discipline and landscape to suit your taste. Divided into 8 paddocks all with electric fencing the managed pasture has very good hay production history and its rotational grazing capacity is ideal for horses and other livestock. Constructed in low maintenance colourbond the home has wall and ceiling insulation, aluminium windows, internet connection, underground power and smart irrigation solutions which run off the bore. Two dams, a 25-30 thousand litre water tank, neat landscaping, a covered veggie patch, plus ample room to park and turn all vehicles, horse trailers and trucks completes this exciting package. Strategic shelter belts and screened from the road by mature trees, school bus at the gate, rubbish collection, and a short distance to the Clarence Point boat ramp this is a one-off opportunity to live the horse owner's dream.

- As new 3-bedroom home with open plan living/kitchen/dining layout.
- Bright kitchen with white cabinetry. Covered, elevated timber deck.
- Exciting horse facilities, including quaker barn and 33 x 60m arena.
- Fully fenced into 8 paddocks with electric and rural fencing.
- Bore with pump, plus 2 dams and 25/30 thousand litre water tank.
- Low maintenance construction with quality finishes throughout.

Rates: Approximately \$1,700 per annum
Rental Return: Approximately \$550 per week

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 are approximate.