

# 12 Powers Road, Underwood, Tas 7268



## Sold Lifestyle

Tuesday, 15 August 2023

12 Powers Road, Underwood, Tas 7268

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 19 m2

Type: Lifestyle



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## Contact agent

Once in a lifetime, an opportunity arises to become the new custodian of a beautiful centurion character homestead (circa 1900). Privately located on 47.7 acres of pristine land, with a beautiful microclimate rain forest and its own mountain creek. Enjoy all this whilst being only 20 minutes from Launceston CBD and 4 minutes from all the amenities of the Lilydale Township. Enter via the meandering driveway, with Liquid Amber trees lining one side and the creek running alongside the other as you're greeted by hundred-year-old Spruce trees as you arrive home. This spacious and recently renovated 4-bedroom home is centered around a large, sunlit living room and kitchen. Three-meter-high ceilings and a Northerly aspect allow natural light and warmth to flow through all year long, enhancing the picturesque country garden views. The light filled kitchen features a statement picture window, views to the orchard and Smeg and Bosch appliances. 4 large bedrooms are serviced by a luxurious bathroom with double vanity, walk in shower and freestanding bath. Insulated roof and heated by a free-standing wood heater and Nobo electric wall heaters throughout. The NBN wireless network runs at an efficient speed of 23 mbps. Outside, the beautifully landscaped gardens offer an established orchard, a chicken run and large covered veggie patch, as well as an undercover pergola and entertaining area with original wood fire BBQ. Established fruit trees and berry canes alongside an array of bulbed and wildflowers make this property a sight to behold come Spring. Multiple storage dwellings including a garage, beautiful old timber sheds, greenhouse etc all in working order. The owners have spent a labor of love on this beautiful property and are sad to leave, with unforeseen family circumstances necessitating a move back to the mainland. The home is serviced by both rainwater tank and creek water from the pristine mountain creek flowing year-round. Creek water is also gravity fed to all taps throughout the gardens and pasture water troughs. Connected to mains electricity, a septic tank, and new grease trap. All electricals and plumbing have been updated, including a new power board. Solar hot water with electric backup. Mail delivery, as well as rubbish and recycle removal. Rates \$1700 PA. The total land size of 47.7 acres comprises approx, 24.7 acres of useable land; a mix of pasture, rough pasture and bush, which can be used for stock, pets etc. An endless supply of firewood for the home is available on the property. Just under half the land (approx. 22.7 acres) has been under a private protective nature covenant since 2002. This is to ensure the natural habitat remains to native animals as well as some endangered flora and fauna including the spotted quoll, Mt Arthur Burrowing Crayfish and Giant Freshwater Crayfish. Situated within the North East wine region, a short drive to beautiful beaches at Bridport and an hour from world class mountain biking trails at Derby, you'll never want to leave! For the pleasure of an inspection of this wonderful property please see our advertised open home times. Unfortunately, private viewings cannot be held at this point in time. Face time viewings are available for interstate buyers.