

120 Glengarry Drive, Glengarry, Tas 7275

Lifestyle For Sale

Saturday, 10 February 2024

120 Glengarry Drive, Glengarry, Tas 7275

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 31 m2

Type: Lifestyle



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Price Guide \$1,100,000

Positioned on a private 78 acre allotment in the sought after rural area of Glengarry is this amazing lifestyle property, ideal for a myriad of potential uses and the perfect property to raise a family. The beautifully appointed modern country homestead consists of four bedrooms, two bathrooms, two living areas and an expansive timber deck area, great for entertaining friends and family and observing the farm from the homes elevated position. Glengarry has a temperate/mild climate with an average rainfall of 850mm, the property has a dam with solar powered pump, multiple water storage tanks, concrete troughs, gravel laneways and is well fenced with wallaby proof and electric fencing around the boundaries and many internal paddocks are fenced and suitable for cattle. There is a record of recent pasture improvements and fertiliser history which includes perennials, mixed ryes and rotational brassica crops. Property features include:

- Beautiful family homestead in immaculate condition
- New kitchen boasting extensive cupboard space, quality appliances and a spectacular bi-fold window adjoins the kitchen to the large deck at the front of the home, seamlessly bringing together two separate spaces which allows an abundance of both natural light and controlled ventilation into the home
- Master bedroom with walk in robe, ensuite and private access to veranda
- Three bedrooms, all with built in robes
- Two separate living areas, one off the master bedroom providing a parent's sanctuary and the other adjoins the open plan kitchen and dining area at the opposite end of the home
- Main bathroom with bath and separate toilet
- Spacious laundry
- Climate controlled with ducted air conditioning and fully insulated
- Full length veranda and large deck area
- Dressage arena
- Near new cattle stock yards including loading ramp and crush
- Shed suitable for installation of stables, 7.4M x 9.7M
- Multiple outbuildings including a double garage 12M x 6M with lean to, two barns each 10M x 5M, shed 12m x 6M, stock shelter shed 7M x 5M, Green house 5M x 4M and an operational cool room

Optional extras for the successful buyer include:

- 2-bedroom bungalow, currently onsite
- Case 60HP tractor and equipment
- Hitachi 33U Excavator

Currently running cattle, 120 Glengarry Drive has previously been used as a well-designed equine property and lends itself to many other rural pursuits. With very few genuine lifestyle properties like this available, inspection is highly recommended.