

1262 Nicholls Rivulet Road, Nicholls Rivulet, Tas 7112



Sold House

Saturday, 11 November 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: House



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\$812,000

Presenting another classic "Escape to the Country" lifestyle opportunity comprising a comfortable, character home on approx. 5.3 acres / 2.14 hectares of land. The dwelling itself is spacious and homely comprising a large, open plan living / dining space with country style kitchen plus views over the property from most rooms. It also features an adjacent family room, three bedrooms, and family bathroom. The family area opens onto a spacious outdoor deck; perfect for enjoying sunny days or for al fresco dining. Double glazing and insulation ensure year round warmth. Around the home are splendid garden areas, both flower and edibles with a myriad of spaces and beds for veggies, fruit & nut trees and the like. The gardens / orchard around the home are both mature and easy care and are an absolute spring delight whilst around the house is fully fenced and can provide perfect spaces for animals, pets, and children. Importantly please note that this property is connected to the town water supply and (by obtaining a Licence) can also have water assured via Nicholls Rivulet; perfect for irrigation for some form of horticultural pursuit / hobby farming. There are large pasture areas on the property and a number of spots from which to relax and enjoy the constant flow of fresh water from rivulet frontage. The land is fertile! The sizable machinery shed is an attractive benefit...18m x 6m approx. in dimension. Numerous other sheds can be found on the property which are currently used as a workshop, hen house and animal shelters. The property is a pleasant 40 minute drive from the Hobart CBD and 5 minutes to the township of Cygnet which is well known for its bohemian feel together with shops, cafes and other services. 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.