

# 13 Brooks Road, Forest, Tas 7330



## Sold Acreage

Friday, 29 September 2023

13 Brooks Road, Forest, Tas 7330

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2 m2**

**Type: Acreage**



Duncan Spinks

## Contact agent

A fantastic country lifestyle is on offer here at popular Brooks road, Forest. Set on 2 Hectares (5 acres) the home is set well back off the road and has a lovely view over surrounded lush farmland. Built in 2009 this is a one owner home. The home consists of 4 bedrooms or 3 and a rumpus. This was once a garage and could easily be converted back if you so wish. The main bedroom has an ensuite and a walk in robe, all others have built-ins. The huge (90m<sup>2</sup>) open plan living area features a lovely Tas Oak polished timber floor. This area extends onto a large deck on the northern side of the home. On the western side there is a cosy sunroom, plus an under cover BBQ area, this is a great spot for relaxing or entertaining in the afternoon sun. Heating is via the option of a ceiling mounted reverse cycle or a freestanding wood heater. Having double glazed windows and being full insulated it's a warm and sunny home to live in. The garage measures 8 metres by 10.5 metres with 2 electric roller doors. One being 3 meters high suitable for a caravan or boat. There is a freestanding wood heater in the garage. To the side there is a large carport which is ideal for wood, hay and trailer storage. The land size is ideal for running a few cattle, the kids having a pony or motorbike track. You can run a few chooks and there is a mulched vegetable garden and raised beds ready to plant out your summer garden. The property is connected to the town water supply plus has its own rainwater tank. Unlimited water for gardening. It an easy commute either way to Smithton or Stanley and is on a school bus route to local and Burnie schools. This is an opportunity for the next family to enjoy there time just like this one has.