

# 144 Heatherbell Road, Forcett, Tas 7173

## House For Sale

Friday, 17 May 2024

144 Heatherbell Road, Forcett, Tas 7173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 8036 m2**

**Type: House**



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## Offers Over \$895,000

Sure to restore your desire for tranquil rural living and situated on almost 2 acres of cleared undulating grounds this marvellous property is an impressive opportunity not to be missed. Positioned in picturesque Forcett just minutes from the surf at Park Beach, you'll also find convenience close by with the communities of Dodges Ferry and Sorell a short drive away. Embrace the endless options here, where your dreams of country living can come true and the kids will love the wide open spaces to ride bikes and kick a footy. This property is ideal for a serene "work from home" arrangement and there's fantastic potential for an idyllic hobby farm, your own orchard or perhaps equestrian facilities including horse paddocks, stables and a round yard. Versatility too for hobbyists, tradies and vehicle enthusiasts with an existing shed measuring a massive 6x9m and there's ample parking for cars, the van and the boat with heaps of room for additional sheds. Large, lowset and just perfect for your family, the home features a series of living areas including an expansive all-weather courtyard and two recently renovated bathrooms with beautiful wall tiles provide a touch of elegance to the everyday. Cleverly separated from main living areas the private family zone offers four bedrooms, the main with ensuite and access to the wraparound verandah. Choose a sunny spot and sit awhile with your morning coffee as you enjoy the native birdlife and the natural bushland outlook. At the other end of the home spacious dining, living and family rooms are on the layout where both a wood heater and reverse cycle air conditioner promises cosy comfort on cooler days. Well-appointed with electric cooktop, wall oven and corner pantry, the kitchen is the perfect place to create a culinary feast to share. Move with ease to the courtyard complete with a glassed in section and roller blinds, an ideal year-round venue for special celebrations, informal gatherings or evening drinks as the sun goes down. • Rural acreage property with enticing potential • 8036m<sup>2</sup> (almost 2 acres) of cleared land • Suit horse paddocks, hobby farm, orchard • 6x9m shed ideal for hobbyists, tradies, vehicle enthusiasts • Large lowset family home with multiple living areas • Two recently renovated bathrooms • Main bedroom with ensuite and verandah access • Huge all-weather courtyard and wraparound verandah Embracing the acreage lifestyle and just minutes to local amenities this property offers the perfect location for your new lifestyle with schools, shopping and essential services a 10 minute drive from home. When the outdoors beckons pristine beaches and fabulous fishing are within easy reach and all the natural beauty of the gorgeous Tasman Peninsula is waiting for you to explore.