

1470 Birralelee Road, Birralelee, Tas 7303



House For Sale

Thursday, 11 April 2024

1470 Birralelee Road, Birralelee, Tas 7303

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 18 m2

Type: House



Vaughan Rose
0418508358



Tanya Meneghetti
0363943366

\$1,450,000 - \$1,600,000

Exceptional new home on 46.5 acres (18.7ha) offers a combination of elegance and quality. As you pass through the electric gates, you'll be greeted by landscaped gardens and established ornamental trees that beautifully frame the home and surrounding property. The brand-new home is a standout with its wrap-around veranda and undercover alfresco area, ideal for outdoor entertaining. Inside, the open plan lounge and dining area with cathedral ceilings create a bright and inviting space. The kitchen is a chef's delight, featuring a large breakfast bar, high-quality appliances, and a walk-in pantry. The master bedroom boasts an ensuite and walk-in robe with a view of the lake, while all bedrooms come equipped with built-in wardrobes. Additionally, there is a spacious linen closet in the hallway for added storage convenience. The property also includes a double garage with internal access, a separate home office or storage area, and plans for additional residences, stables, and managers quarters.

- **Quality Appliances:** Enjoy the convenience of high-quality appliances in the modern kitchen, which boasts ample bench space for meal preparation & entertaining.
- **Light-Filled:** The home is filled with natural light and features an open plan living area, creating a welcoming and spacious atmosphere for family gatherings and entertaining guests.
- **Reverse Cycle Heating and Fireplace:** Stay comfortable year-round with reverse cycle heating and a fireplace, providing warmth and ambiance during the cooler months.
- **Secluded Office:** A separate office space offers privacy and tranquillity, perfect for remote work or study.
- **Master Bedroom Retreat:** The master bedroom features a walk-in robe and ensuite, providing a luxurious and private sanctuary for relaxation.
- **Built-In Bedrooms:** Additional bedrooms feature built-in robes, offering ample storage space for all occupants.
- **Large Alfresco Area:** Entertain outdoors in style with a spacious alfresco area, ideal for enjoying the stunning rural outlook and fresh air.
- **Double Car Garage with Internal Access:** Park with ease in the double car garage, which offers internal access for added convenience.
- **Ample Water Tanks:** Multiple water tanks provide ample water storage for various uses, ensuring self-sufficiency and peace of mind.
- **Stunning Rural Outlook:** Enjoy breath-taking views of the surrounding countryside from every angle of the property, offering a sense of peace and serenity.
- **Convenient Location:** Located just 30 minutes from Launceston, 15 minutes from Westbury, and 15 minutes from Exeter, this property offers the perfect balance of rural seclusion and accessibility to amenities.

The property features multiple paddocks with brand new fencing, water sources, and access lanes, making it perfect for those with horses, livestock, or anyone seeking a peaceful lifestyle on the land. The boundary of the property borders a creek, providing additional opportunities and a picturesque setting. Indulge in the serenity and beauty of rural Tasmania with this exceptional property. Whether you're seeking a peaceful retreat or a spacious family home, this residence offers the perfect blend of comfort, style, and natural beauty. Situated just 15 minutes from Westbury, offering convenient access to the IGA, shops, and services, and only 35 minutes from the Launceston CBD via the Bass Highway, this property presents a unique opportunity for a tranquil lifestyle on the land. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.