

15 Powers Road, Underwood, Tas 7268

livinghere

House For Sale

Wednesday, 17 January 2024

15 Powers Road, Underwood, Tas 7268

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 21 m2

Type: House



Lochie Reid

0363323500

Expressions of Interest

Nestled within the valley on just over 53 acres, this property presents an exclusive lifestyle opportunity. Embracing self-sustainability through the application of permaculture principles with regenerative pastures. The home comprises three to four generously sized bedrooms, with the back bedroom featuring an adjoining nursery that serves as the fourth bedroom or can alternatively be used as a study area. The kitchen boasts ample storage and enjoys scenic views of the lush gardens. A charming bay window graces the living room, providing delightful vistas of the surrounding paddocks. Linked to the dining area is a secondary sitting room, which extends to the enclosed verandah, enveloping a significant portion of the home. The bathroom was updated in 2021 and features a walk-in shower and separate toilet. A new heat pump and hot water cylinder was also installed during this renovation. A generously proportioned 15x10-6.4m garage workshop is conveniently situated near the home, along with an additional 6x6.8m double garage with separate storage within and a skillion to one side, ideal for storing wood. The larger of the two sheds features 20 north-facing solar panels, further adding to the sustainability attributes. The current owners have spent extensive time restoring this property. Pasture was sown in 2022 to the electric cells, top paddock and front paddock with a mixture of rye grass, clover, plantain, fescue and more. The tree and bee paddocks have native pasture. Several tanks collectively store 30,000 liters of rainwater, in addition, the bore feeds a 20,000-liter tank for gravity-fed water supply to the house, livestock, gardens, and sheds through a manifold system. Troughs serve three electric cells, animal enclosures, and the tree paddock. In the top paddock, two dams are interconnected by a swale along the key line, accompanied by an additional duck/fertigation pond. This property also has three perennial creeks that gracefully meander through, ensuring a continuous water flow throughout the year. The entire perimeter of the property is enclosed with fencing, predominantly using wallaby mesh with a skirt and barbed wire. The creeks are similarly fenced, creating wildlife corridors from Mount Arthur through the property. This fencing strategy serves to keep wildlife off the pasture while providing them with habitat and protection. It also safeguards the creek and its inhabitants, including giant freshwater crays, from interference by livestock. Within the property, interior fencing consists of a combination of wallaby mesh with a skirt and barbed wire, as well as three energy cells equipped with a 90-kilometer energizer. These components service various areas, including cells, animal enclosures, laneways, and the vegetable patch. The property features established animal enclosures, such as a horse shelter, chicken pen, and duck pen. Scattered across the landscape are various fruit trees, while the existing vegetable garden is designed to be possum-proof. The current owners have consistently sourced their firewood from the property itself. This property enjoys boundaries along Powers Road, Lilydale Road, and Whites Mill Road, providing convenient three-way access. Not only does this enhance accessibility, but it also contributes to its excellent fire safety. Situated a mere five minutes from Lilydale, this location offers a wealth of amenities. Within easy reach are numerous local wineries, shops, cafes, the local district school, medical center, pharmacy, and the convenient Lilydale Tavern, all just a short drive away. Bridport is a quick, 35-minute drive, while the city of Launceston is a mere 25 minutes away. Contact Lochie today to register your interest.