

# 21 Menuggana Road, Fern Tree, Tas 7054



## House For Sale

Monday, 6 November 2023

21 Menuggana Road, Fern Tree, Tas 7054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Area: 4 m2**

**Type: House**



Karen Young

## Offers Over \$795,000

• Set on a 9.94 acre private idyllic block. • 3 bedrooms, 1 bathroom, separate toilet. • Built in 2012. Double garage/shed + carport. • Artistically rustic. Cathedral timber ceilings. • Solar hot water, gas cooktop and hot water. • Abundant access to firewood. Wood heater. • Various bird life, wallabies, pademelons, echidnas & possums • House & shed have sprinkler system. Wildlife proof fencing. • Vegetable garden, berries, fruit trees & chook enclosure. • Surrounded by walking & mountain bike tracks. • Bike track allows for a 20 min shortcut to Kingston. • 22 min drive to Hobart CBD & Kingston shopping district. Menuggana was the local aboriginal word for black cockatoo, and Fern Tree is an oasis for birds and wildlife. Originally a postal station on the road to the Huon Valley and later the site through which Hobart's water supply passed. A major recreational area for local residents and tourists with many walking and mountain bike tracks and walking distance to Wellington Falls. All this clean, fresh air lifestyle is so close to the city. A perfect property for nature lovers and urban homesteaders! Council: Hobart Rates: \$2,200 pa approx. Zoning: Environmental Living Rental Appraisal: \$550 - \$580 per week approx.. BelleParker@homes have made every effort to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, guarantee cannot be assured. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.