

# 22 Gillies Road, St Marys, Tas 7215



## Sold House

Saturday, 12 August 2023

22 Gillies Road, St Marys, Tas 7215

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 1 m2

Type: House



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**\$520,000**

If you are craving fresh clean air along with peace and quiet, then 22 Gillies Road, St Marys is exactly what you are looking for. Set on just over 3 acres, the exquisitely modernised and spacious two bedroom brick veneer home is north facing. With floor to ceiling windows, the home invites you to relax on the vast deck and watch as lambs play in the paddock and butterflies dance among the reeds around the dam. With all the hard work done, this is a property that will reward you in spades. With abundant netted gardens ready to go, hot house, dam, solar and a gentle incline to ensure good drainage, this is everything you need. And I'll be honest, it has sheds and workshops that every handy person dreams of - even the unimpressed will be impressed with these workshops! The home is fresh and contemporary with a stunning kitchen, exceptional wood heater, new flooring and modern window furnishings throughout. The open plan living room takes you directly to the broad verandah which spans almost the full width of the home. Considerable thought has gone in to each feature of the home and you will enjoy the benefits of smart design and layout - including the savings that the solar bank provides in energy costs. The property has mains power if required, however it also has 2 main solar systems. The largest is through 22 solar panels that run the home internally and externally. This system also has the addition of an LG Powerwall for back up. The second system is a deep cell battery solar which has been used for external electricity - freezers, laundry machines and charging tools, etc. Both large water tanks contain pure rainwater - this feeds the home internally ie. bathroom and kitchen. These tanks have never run below 10cm from the top in the last 6 years, just from the rain. And with good fencing, machinery shed, enormous workshop/garage could there possibly be anything more to impress you? How about that it's just a stone's throw from the heart of historic St Marys to the west and minutes to the white sandy beaches of Falmouth and Scamander on Tasmania's east coast - this property is well positioned between the major attractions and business areas of the east coast and Fingal Valley. Situated on approx 3.2 acres the property is perfect for horses, a few sheep, alpacas and more. Don't let your dream of living a self sustainable lifestyle slip through your fingers. There is nothing to do but move on in, so give Heidi and her team at Harcourts St Helens a call today to inspect this impeccable rural home. Property Information: Land size: 12850m<sup>2</sup> (3.18 acres approx) Building Size: 97m<sup>2</sup> + sheds Built: 1986 Zoning: Rural Residential Water Supply: Tank Sewer: Septic St Marys is a friendly country town offering a golf club, cafes, supermarket, library, school, hospital, chemist, public transport links, museum, wellness hub and many art and community groups. \*\*Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.