

# 22 Peppermint Drive, Penguin, Tas 7316

## House For Sale

Friday, 8 March 2024



22 Peppermint Drive, Penguin, Tas 7316

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: House



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**\$780,000**

Set on a residential allotment 2.536 hectares on the fringe of Penguin in the lee of the Dial Ranges this is a property that offers an alternative to your more routine urban dwelling offerings. It is in brief walking distance from Penguin Golf Club, Penguin Mountain Bike Park, Schooling, Athletics Park and Sports Complex. The home offers spacious open plan living in a native bush and parkland setting combined with produce bearing gardens all encompassed on a rare six and a quarter acre plot. While not on the radar a residential title within town boundaries of this size does potentially have planning options in the future - or preserve the uniqueness of the location among diminishing opportunities of this nature. The home is a rambling brick veneer (circa 1985) four-five bedroom, single bathroom, twin toilet. Living space is not an issue with open plan kitchen, dining, lounge and sitting room all with northerly aspect looking out into the gardens and capturing the sun throughout the cooler seasons when the trajectory is lower and protected at the height of summer. The home features four or five bedrooms depending on the family use, with one of the two master bedroom options originally having been designed-intended as a second lounge area with bay windows to enhance the garden views; it also features a screened open fire place. The smallest of the bedrooms is a single, ideal as a nursery but could also be converted to a walk in robe or an ensuite if desired. The home features a free-standing wood heater in the living area as the main heating source during cooler months, with a second screened open fire in the alternate lounge/bedroom option. The property is on town water, but also has secondary rainwater tank as back up and garden use. The home also features solar panel array for energy efficiency cost savings. Also featuring on the property is a versatile studio with plumbing, WC, barrel wood heater, single and three phase power. It was originally used as a residence while the main home was being built, 3 phase was installed for use with a kiln making it very versatile for craft or workshop. Either side of the studio are twin carport, a wood store-utility bay and a potting-garden shed for the green thumb. The rear of the studio also features handy external storage lockers for garden implement and general storage. The eastern boundary is with Crown land, so no one can encroach further than existing neighbours unless the property itself is developed. The grounds are a mix of bushland and scrub in a managed native environment that the vendors maintain to keep ground litter to a minimum, the bushlands transition to native grass lawns, once again managed to keep neat, although the native fauna do a good job of keeping them nipped short. In the midst of the garden is the produce bearing areas which feature netted gardens, hot house and shade house areas protection and seasons. Areas around the residence are fenced for garden protection, however only one boundary line is fenced (although the boundaries are marked) with most of the surrounding properties preferring to keep a sense of openness rather than being hemmed in. In the garden you will find a myriad of produce bearing trees, plants, vines and bushes, they include various species of Lemons, Limes, Oranges, Pears including Nashi pears, Apples and Grapes. Also in the garden:- Figs, Passion fruit, Lychees, Nectarines, Pomegranate, Cherries, Persimmons, Kiwi fruit, Raspberries, Loganberries, Silverine berries, Blueberries, Blackberries, Grapefruit, Quince, Rhubarb - Vegetables including Corn, Potatoes, Tomatoes, Salad leaf mix, Cauliflower, Broccoli, Spinach, Lettuces and Asparagus. There are also the following trees, Macadamia, Hazelnut and Bay leaf. This property is one that has room for a new owner to put their own stamp on and still remain a hidden Oasis with complete privacy. The gardens provide more than enough fresh produce but can be managed to yield as much or as little as desired but certainly provides scope for development. It is a property that makes you realise that not everyone is chasing the expansive views, some prefer a quiet place with convenient options, but just not shared with everyone else. It enjoys an elevated position above the township of Penguin in a sheltered setting from prevailing weather patterns. It offers seclusion and privacy, and yet is simply a convenient walk or drive to many leisure and recreation facilities, or just a short commute of two kilometres to town centre, beach and café's. Penguin is a highly desired township with beautiful beaches just 2km down the hill from the property, the beauty of the North West Coast is the options with further townships either side just a few minute commute with stunning coastal and rural views between with only a few minutes between from Burnie to Wynyard, or Ulverstone to Devonport to Latrobe and Deloraine, even Launceston is little more than an hour and a quarter depending on driving conditions. If you are looking for convenience, space, privacy and options all nestled in one package then 22 Peppermint Drive may just be for you. Sushames Real Estate trusts in the information in this document which has been sourced from means which are considered reliable. Prospective purchasers are recommended to carry out their own due diligence regarding permits, measurements, and boundary positions prior to settlement. Inspections are strictly by appointment with agent only. Please contact Neil on 0429 331 664 for further information or to schedule an appointment to view.