

**237A Old Bass Highway, Doctors Rocks, Tas 7325**

 Burnie

## House For Sale

Wednesday, 17 April 2024

237A Old Bass Highway, Doctors Rocks, Tas 7325

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 6**

**Area: 2254 m2**

**Type: House**



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**\$949,000**

This stunning home sits directly across from Doctors Rocks is a must have for any buyer seeking to upscale or individuals looking for a distinctive dual occupancy property. Also referred to as the Ruishton Cottage, this residence is nestled along the coastline of North West Tasmania, yet conveniently located just a short drive from the Wynyard township.

**Downstairs:**

- Open-plan kitchen, living, and dining area enhanced by a fireplace connected to a heat transfer system
- Equipped kitchen featuring a gas cooktop, electric oven, and a convenient butler's pantry
- Two double sized bedrooms, one with built in wardrobe
- Main bathroom complete with a separate shower and bath
- Ample storage space located under the staircase
- Sunroom boosted with a second fireplace and jacuzzi
- Atrium including alfresco and sunroom
- Alfresco accessible from the living room
- Front porch linking to the front patio

**Granny Flat:** Attached, fully insulated granny flat featuring a kitchenette and separate bathroom. Equipped with reverse cycle heating and cooling. Access to the granny flat through both, external and internal entry points with breathtaking views.

**Upstairs:**

- Main bedroom featuring an ensuite, walk in wardrobe and additional storage space
- King size second bedroom featuring an ensuite, built in robes and additional storage space

**External features:**

- Large, flat backyard with great fencing, orchard & vegetable garden
- Room for four vehicles in the double door garage
- 3.0m x 3.0m garden shed additional
- Outdoor gazebo and well manicured gardens
- Chicken coop
- Ample solar panels

This property has endless notable features, that must be seen to believe. Optional additional white goods are also available, including a ride on lawn mower. If this home piques your interest, please don't hesitate to give me a call.\*Harcourts Burnie 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. All measurements are approximate.\*