

**25 Happy Valley Road, Spring Beach, Tas 7190**



**House For Sale**

Tuesday, 21 November 2023

25 Happy Valley Road, Spring Beach, Tas 7190

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 6**

**Area: 1500 m2**

**Type: House**



Greg Crump

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## **Offers over \$450,000**

Sitting on 1500 sqm corner block of semi cleared natural bushland this fully approved shed offers the perfect entry level opportunity into the sought after and prestigious Spring Beach area and is offered to market at little more than current vacant land prices. The 91 sqm shed features a large open plan, light filled dining, living, lounge area with 2 bedrooms and a bathroom/laundry area. This environmentally friendly property features a rainwater tank, portable instant gas hot water and a state of the art composting toilet. Sliding glass doors in the living area open to cleared areas, a fire pit, BBQ area and several fantastic grass trees (Xanthorrhoea). With large native trees still on the property there is an abundance of bird life and plenty of cooling shade in the summer. Ideal as a weekend for a family with young kids, this property can be left as is, added to and upgraded, or used as a base to build your Spring Beach house that you have dreamed of, with distant views of Maria Island. Located 650 metres from Spring Beach and a short drive to Orford where there is an IGA, post office/newsagency, café, pizza joint, hotel, boat ramps, golf club and a bowls club, this Spring Beach 'shed' offers the next owners the chance to enjoy the unique and relaxed lifestyle that the area has been popular for, for many generations.