

26982 Tasman Highway, Goshen, Tas 7216



House For Sale

Friday, 8 March 2024

26982 Tasman Highway, Goshen, Tas 7216

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 8 m2

Type: House



Dave Liebmann

\$1,350,000

I am excited to present a lifestyle property that will take your breath away. Whether it's the 8.26 hectares (20.4 acres) of pasture, the renovated homestead, the extensive garden and vegetable patches, the new enviable shed, the second dwelling, the enormous veranda or the fact that one boundary is a trout-filled river, there's so much to love about this home. At just fourteen minutes' drive from St Helens, this property represents an opportunity to live a quiet country lifestyle and still be close to town. Your days could be spent tending your stock, working the veggie patches (making the current owners self-sufficient with vegetables), or heading for the 500m of frontage to the Ransom River with a rod to catch your dinner. The spotless 10x12m shed (with a 4m high opening) will easily accommodate all the toys, including the fishing boat, and will please every handy-person with the 15Amp welding outlet, LED lighting and built-in benches. The property boasts a 13kW solar system (providing a surplus on most power bills), 72,000l of rainwater storage, 40,000l river water storage for the garden, bespoke chicken coup, a garden orchard with various apple and stone fruit varieties and a garden to lose yourself in, if you so choose. These alone make this property essentially self-sufficient in every way, with nearly zero running-costs. The improved-pasture paddocks have updated fencing, a spring-fed dam and abundant fire wood for years to come. The homestead has just been appointed with a new kitchen (with Miele appliances), craftsman-built staircase, new flooring, window furnishings, painting, upgraded electrical and plumbing, wood heater and double carport, giving it a wonderfully refined ambience. The "bungalow" is a self-contained three-bedroom home, with its own new bathroom. This was recently occupied by long term tenants, but could just as easily be utilised for short-term accommodation or to encourage multi-generation occupancy. Both homes enjoy views over paddocks to the river, while being blissfully unaware of each other's presence, and are equipped with state-of-the-art water filtration systems. Even the elaborate dog run has its own deck and panoramic vista. This property is worth putting down whatever you're doing, and calling me to arrange a very special appointment that may change your life. Zoned Agriculture Council rates \$2100.