

# 289 New Country Marsh Road, Levendale, Tas 7120



## House For Sale

Monday, 3 June 2024

289 New Country Marsh Road, Levendale, Tas 7120

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 18**

**Area: 108 m2**

**Type: House**



Steve Loring

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## Offers over \$1.1 million

Discover the perfect blend of seclusion and natural beauty with this exceptional 267 acre property, home to five dams, two natural springs and towering eucalyptus trees. With a boundary alongside the source of the Coal River, this property offers a blend of expansive pastures and native bushland in addition to a family home and extensive outbuildings. Secure your piece of rural paradise and embrace the best of country living in this serene Levendale retreat. Recently repainted and featuring brand new carpets, the home has four generous bedrooms and a big bathroom with spa bath and separate shower. A large modern kitchen with adjacent dining area is also on the layout and the living room has a wood heater for welcome warmth on those cooler days. Outdoors you'll find a four-car garage with attached carport, a 9x12m machinery shed, hay barn and shearing shed. For animal enthusiasts, there are dog kennels with runs to accommodate eight dogs and a kennel license is available. Consider the options with this property, a combination of 160 acres (approx.) of productive pasture and 100 acres (approx.) of pristine bushland. Perhaps pursue your hobby farming vision, fulfil your equestrian dreams or simply sit back and enjoy the beautiful outlook of open pastures and surrounding forested hills. Take leisurely walks in the adjacent state forest, revel in the serenity and admire the local wildlife especially the majestic wedge-tailed eagles. Preserve the tranquillity of rural life in the close-knit Levendale community located in Tasmania's historic Southern Midlands. Enjoy the convenience of shopping and essential services in Sorell just a 30 minute drive away and Hobart's vibrant city centre is less than an hour from home.

- Expansive 267-acre property with a mix of pasture and bushland
- Four-bedroom home with new paint and carpets, large modern kitchen, lounge with wood heater
- Multiple sheds, including a 9x12m machinery shed
- Dog kennels with runs, kennel license available
- NBN Sky Muster, 5 KW Solar System, 60,000 litres of water storage
- 30 minutes to Sorell for shopping and essential services

Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.