

300 Flowery Gully Road, Flowery Gully, Tas 7270



Acreage For Sale

Monday, 4 March 2024

300 Flowery Gully Road, Flowery Gully, Tas 7270

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 12 m2

Type: Acreage



Racheal Rautner
0455327787

Offers Over \$900,000

Welcome to Flowery Gully, a picturesque part of Tasmania where properties rarely become available. Nestled on an impressive 30 acres, this family home offers a perfect blend of comfortable living, charming character features and a gorgeous view from every window. The home offers generous entry via the mud room, that leads directly to the separate laundry, toilet and wet area. The kitchen is modern, with plenty of bench and cupboard space, a butler's pantry, gas stovetop and a dishwasher. Three spacious bedrooms are directly off the kitchen-dining, with an extra two bedrooms on the top level of the house. The lower lounge room is open and spacious with room for a study area. The 'upper' family lounge is perfect for cozy movie nights, with enough room for a large TV and a comfy couch that can accommodate the whole family. From here you can access the undercover deck and gain views out across the farmland. An additional room at the front of the house is perfect for an office. There is plenty of room for children to play with stretches of lawn- The homestead offers an abundance of fruit trees, vegetable patches and a chicken run. The property has quality pasture that has been divided into eight paddocks, an impressive 75m x 40m sand arena and horse shelter. Water is in abundance with the sloped to flat landfall offering great catchment to the spring fed dam and water tanks to keep up with the demands of the household, cattle and gardens (tanks hold approx. 60,000lts) The property includes multiple garages, a carport, a wood and storage shed, plus a hay barn. All of the outbuildings could be used in multiple ways including garaging, stables, tack room, workshop space. A five minute drive to the town of Beaconsfield, fifteen to Exeter, where you will find schools, shops, doctors etc and thirty five minutes through to Launceston CBD. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.