

302 Nettlefolds Road, Holwell, Tas 7275



Sold House

Wednesday, 13 March 2024

302 Nettlefolds Road, Holwell, Tas 7275

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 4 m2

Type: House



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Contact agent

Nestled along Nettlefolds Road in the serene enclave of Holwell, this charming 2-bedroom, 1-bathroom brick home, constructed in 1982, offers the ideal blend of tranquility, acreage living, and comforts. Set on just over 10 acres of lush green pasture, this property is a pastoral paradise waiting to be discovered.

Property Highlights:

- Home Sweet Home:** Step inside a cozy brick home that has stood the test of time since 1982, offering comfort and charm.
- Acreage:** Over 10 acres of lush green pasture, thoughtfully divided into 5 paddocks with a fantastic fertilizing history. The ideal canvas for your agricultural/mixed farming pursuits.
- Solar Convenience:** Solar hot water ensures energy efficiency and eco-friendliness.
- Kitchen Delight:** The kitchen is equipped with a combustion stove as well as an electric oven and hotplates, catering to both traditional and modern culinary preferences.
- Warmth and Comfort:** An open fireplace and a Mitsubishi heat pump guarantee year-round warmth and comfort.
- Spectacular Views:** The property offers beautiful valley views that provide an ever-changing backdrop to your rural lifestyle.
- Water Sources:** Enjoy the convenience of a spring-fed dam and a bore, ensuring a reliable water supply for the property.
- Gardens Abound:** The gardens are a sight to behold, featuring ornamental, evergreen, and fruit trees, along with a charming fish pond.
- Outbuildings:** A 2-bay machinery shed and cattle yards with a loading ramp provide functional space for your needs.
- Bore Power:** Underground electricity to the bore pump guarantees efficient water access.
- Timber Treasure:** Spotted blackwood can be found throughout the land, adding character and versatility to the property.
- Convenient Commute:** Just 12 minutes away, Beaconsfield offers a range of amenities, and a scenic 40-minute drive takes you to the vibrant Launceston CBD.

Rates: \$1050/annum approximately
Rent: \$300/week approximately

This property embodies the beauty of rural living with modern conveniences and breathtaking views. Whether you're a hobby farmer, nature lover, or simply seek a tranquil escape, this home offers the best of both worlds. Take the opportunity to immerse yourself in the serenity and beauty of this unique property. Contact us today to schedule a viewing and make it your new rural haven.

"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. Please note, photos are indicative of the property only."