

320 Perth Mill Road, Perth, Tas 7300



House For Sale

Tuesday, 21 May 2024

320 Perth Mill Road, Perth, Tas 7300

Bedrooms: 1

Bathrooms: 1

Parkings: 2

Area: 6222 m2

Type: House



Chelsea Briggs
0363912911

Best Offers Over \$529,000

Nestled perfectly on a high vantage point overlooking the South Esk River, this newly built tiny home boasts breathtaking water views that are sure to captivate. Ideal for those embracing a minimalist lifestyle, this compact yet meticulously designed home offers both comfort and functionality. The interior features a cozy single bedroom, while the adjoining kitchen and living area are thoughtfully laid out to maximize space and efficiency. The combined laundry and bathroom are modern and well-appointed, ensuring convenience and style. This property spans a generous 6000m² block, providing ample space for outdoor enjoyment and potential future expansion such as a second dwelling STC whilst earning an income from the existing dwelling. The groundwork for a 15mx6m shed is already set, with dug footings and building materials included, offering a seamless opportunity for completion. Additional features include a lockable storage space and an adjoining garden shed, adding practicality and storage solutions. It's important to note that some plumbing and building completion certificates are still outstanding and will need to be finalized post-sale. Located just a short 20-minute drive from Launceston and only 8 minutes to the airport, this smart new property combines the charm of a tiny house with a picturesque setting, making it an appealing retreat. Don't miss out on the opportunity to own this charming home with its stunning river views and serene surroundings.

The Facts: • Land size: 6222m² • Zoning: Low Density Residential • Council Rates: \$1,200 per annum approx. • Northern Midlands Council

Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.