

34 Laytons Road, Sidmouth, Tas 7270



House For Sale

Friday, 3 May 2024

34 Laytons Road, Sidmouth, Tas 7270

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Area: 22 m2

Type: House



Tanya Meneghetti
0363943366



Vaughan Rose
0418508358

\$1,125,000 - \$1,175,000

Discover the epitome of modern country living in this stunning 5-bedroom, 2 bathroom homestead nestled amidst 55 acres of picturesque pasture and light bushland in the idyllic Tamar Valley. Combining rural charm with city sophistication, this property offers a lifestyle of tranquillity and convenience without compromise.

Property Highlights:

- Expansive Land:** Spread over 55 acres of gently undulating pasture and light bushland, this property is fenced into 9 paddocks, each with its own water supply. Perfect for those with equine interests or hobby farmers seeking space and versatility.
- Ample Infrastructure:** Equine enthusiasts will appreciate the cattle crush, ramp, and 3-bay machinery shed. Additionally, there's a 40 ft tack room with power and water, providing plenty of options for livestock management and storage.
- Fencing:** New boundary and internal vermin proof fencing.
- Fertiliser:** With twice a year fertilising history, it is given that it is pasture perfect.
- Water Security:** With 2 x 23,600-litre and 1 x 14,000-litre water tanks, along with 5 dams (4 spring-fed), water is plentiful and readily accessible throughout the property.
- Stylish Residence:** The spacious and impeccably maintained residence was constructed in 2013 and received a stylish makeover a few years ago. Updates include an updated kitchen, tasteful paint in a neutral colour palette (both internal and external), and quality window furnishings.
- Modern Comforts:** Enjoy modern comforts with double-glazed windows, floor, ceiling, and wall insulation, ensuring year-round comfort and energy efficiency. The property also boasts 22 solar panels, further reducing energy costs and environmental impact.
- Heating:** Freestanding Saxon wood fire and the Fujitsu heat pump keeps the home comfortable all year round.
- Outdoor Oasis:** External improvements include easy-care landscaped gardens and decking, perfect for outdoor entertaining and relaxation. Established fruit trees and a veggie patch provide ample opportunity for homegrown produce, while an animal shelter and run cater to the needs of four-legged friends.
- Convenient Location:** Located just 5 minutes from shops and services in the historic township of Beaconsfield, and a leisurely 35-minute drive to the northern city of Launceston, this property offers the perfect blend of rural serenity and urban convenience.

Experience the Best of Country Living: Indulge in the very best of pastoral life in the picturesque Tamar Valley with this exceptional property. Whether you're seeking space for livestock, room to roam, or simply a tranquil retreat, this homestead offers the ultimate in country sophistication.

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.