

3518 West Tamar Hwy, Sidmouth, Tas 7270



Sold House

Sunday, 15 October 2023

3518 West Tamar Hwy, Sidmouth, Tas 7270

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 4 m2

Type: House



Rae Smith

0455445300

\$610,000

This unique rural property will provide a once in a lifetime opportunity with so much on offer. Set just over 5 hectares (approx. 13 acres) this patch of paradise comprises a charming farmhouse cottage, two expansive sheds, a remote access garage and a grass airstrip for any enthusiastic pilots. The lush fully fenced pasture land, established vegetable gardens, greenhouse and fruit tree orchard, provide the ultimate self-sufficient lifestyle. The paddocks would be ideal for agistment, running livestock, keeping horses or planting grape vines. Originally built back in 1925 the farmhouse cottage offers a compact but very comfortable floorplan. There are two double bedrooms (with built-ins), along with a multiuse space that would work well as a study, nursery or walk in robe. The cosy lounge room flows into the open plan kitchen and dining area, with an adjoining laundry alcove. Out glass sliding doors is a fully enclosed, decked sunroom and a spacious bathroom with bath, shower and toilet. This sunlit back area is ideal for entertaining family and friends and provides a versatile second living space. Centrally located between both Exeter and Beaconsfield townships, it an easy commute to excellent public schools and local services. Rural properties such as these are a rare find in the current market so contact Rae to find out more today. Annual West Tamar Council Rates \$1,395.00 (approx) Annual TasWater \$480.00 (water charges only - septic system in place) Rental Appraisal (Property Wise, Launceston) \$450-\$490 per week Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided. Property Code: 513