

366 Melrose Road, Eugenana, Tas 7310



Sold Acreage

Tuesday, 11 June 2024

366 Melrose Road, Eugenana, Tas 7310

Bedrooms: 2

Bathrooms: 2

Area: 16 m2

Type: Acreage



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\$970,000

At just under 40 acres of gently rolling hills, trees and open paddocks, the property is ideal for those who have horses and/or livestock. Close to everything, with Devonport and Spirit of Tasmania terminal only 15 mins away (approx.) Local shops & the school are easily accessible and there are various sporting and horse amenities in the area. Previously a dairy farm, the original dairy building still exists and is situated down the pathway & tucked quietly amongst the trees. It has the potential to be renovated and utilised as an Air B&B, a studio or even a secluded location for the home office (STCA) On the property you'll find: * 2 x dams (one of them is home to resident platypus & big enough for your own rowboat)* Good supply of additional water from the creek & natural springs (the property is also on town water)* Rain water tank* Stables/Barn & tack room * Undercover feed/hay storage area* Water connection to the barn * Fencing* Parking for vehicles, farm machinery & horse floats The 2 bedroom/ 2 bathroom home is located near the entrance of the property and provides light filled living space with modern fixtures and fittings. The lovely kitchen provides a great functional work space and is open to the main dining & living areas. Both bedrooms are of a good size and have built in robes allowing for plenty of storage. Year round comfort is ensured with the home being fully insulated and fitted with double glazed windows throughout and a reverse cycle air-conditioner for heating & cooling. An undercover entertaining area & large above ground pool allow for perfect outdoor living options, while the cute front porch is the perfect spot for a morning cup of coffee. The home is clad with easy care Hardie Plank weatherboard and has a colour bond roof for minimal maintenance. You could live in this home full time or live here whilst you build your dream home elsewhere on the property. There is also the possibility to sub-divide the land around the 2 bedroom house or utilise this home for extended family or visiting guests. (STCA). To top it all off, you have your very own documented cave on the property just waiting to be explored. Now THAT'S not something that many people can say! This property already has so much to offer with many other potential lifestyle and income generating options. Don't miss your chance to inspect this unique opportunity, call Colin to arrange a VIEWing on 0408 666 301