

**39 Atkins Drive, Acacia Hills, Tas 7306**



**Acreage For Sale**

Friday, 20 October 2023

39 Atkins Drive, Acacia Hills, Tas 7306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: Acreage**



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## Offers Over \$899,000

Perched among the rolling hills of beautiful Acacia Hills, this property offers a quiet lifestyle with incredible views, usable land, and a modern family home. Packed with features that are rare to a property so close to town, there really isn't much you won't love about 39 Atkins Drive. From the large 12m x 8m shed, which offers power and a toilet, to the outdoor horse arena and small fenced off dam, this property needs to be seen to be fully appreciated. Sitting on 2Ha (just under 5 acres) of low maintenance, fenced land that is currently home to two gorgeous horses and once was home to multiple sheep – with many options to fence off separate paddocks, and for those looking for extra land, the neighboring blocks on Sheffield Road are currently for sale through another agency. Built in 2005, the home is large, modern and has been well-maintained. The open plan kitchen, living and dining space is sun-soaked and spacious. Enjoying views from each end, this area offers versatility and the perfect entertaining space. The kitchen offers an expansive island bench with plenty of storage and a large breakfast bar – cooking dinner has never been so relaxing, with views of Acacia Hills and the setting sun from your kitchen bench. The dining area is well designed to offer a formal dining space, a second living room/rumpus or the perfect area to relax in the sun with a good book and cup of tea, while watching the horses roam the paddocks or kids enjoy a game of soccer on the grass. A timber entertaining deck is positioned off the kitchen creating an oasis for summer entertaining. The master bedroom is strategically placed at one end of the home, offering a large walk-through robe and a well-sized ensuite with a shower and toilet. A further two bedrooms are at the other end of the home, both with built in robes and nearby to the large family bathroom, which offers style and luxury – a separate bathtub and shower, and a large vanity are surrounded by crisp white and grey tiles. A large separate laundry with exterior access, a separate toilet, and interior access to the single garage provide convenience and practicality. A home study or small fourth bedroom is positioned at the homes entrance, ideal for those who work from home or are wanting a nursery closer to the master bedroom. Located only 15 minutes from Devonport, Latrobe or Sheffield, 7 minutes from Spreyton and 5 minutes from Spreyton Cider (approx.). Other features on offer include:

- Floor heating in kitchen/dining.
- Air conditioning unit.
- Fruit trees, including apples and plums.
- 3 x 40,000L water tanks.
- Private septic system.
- Small dam with a pipe in place for the option of a pump to be installed by purchaser.
- 20-foot container for hay storage.
- Some electric fencing.

One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquires.