40 Warrentinna Road, Winnaleah, Tas 7265
House For Sale

Saturday, 10 February 2024

40 Warrentinna Road, Winnaleah, Tas 7265

Bedrooms: 4   **Bathrooms: 1**   **Parkings: 11**   **Area: 2 m2**   **Type: House**

Justin Wiggins
0438522876

Offers Over $699,000

A property that puts the 'win' into Winnaleah, this renovated four bedroom brick home surrounds itself with some 5.47 acres and attractive outlooks across the neighbouring dairy farmland. The modern character and complete comfort of the renovated spaces mean this home is 'move in ready' and primed to provide a perfect hobby farm lifestyle close to Winnaleah's District School and town centre while Derby's Mountain biking terrain and visitor attractions are only moments away. A kitchen featuring stainless steel appliances, a stand alone oven, excellent storage and bench-space and a walk-in pantry is the centre piece of a floor-plan where generous areas for living and dining each have a zone of their own. The quality and calibre of the renovation is equally evident in the central bathroom that serves up to four bedrooms, each of appealing proportions and personality. An entertaining deck that's elevated and enticing delivers indoor-outdoor appeal to the design on a block where a secure garage, a convenient carport, a heated 'man cave'/recreation space and substantial 32mx9m workshop/five bay machinery shed contribute exceptional, flexible user friendliness. Well fenced, further enhanced by established gardens and serviced by town water supply and the Winnaleah Irrigation Scheme, the opportunity to operate a business from your home base adds to the tempting profile of this beautifully rewarding rural address.The township of Winnaleah features a Post Office, district school, hotel, merchandise store and swimming pool. Winnaleah is 105km from Launceston, 38km from Scottsdale, the "service hub" of North East Tasmania, 34 km from Tomahawks beaches and only 8km from Derby, home of the world renowned "Blue Derby" Mountain Bike Trails. Please contact Justin to view the property or to arrange a video inspection.