

**430 Staverton Road, Roland, Tas 7306**



**Sold House**

Tuesday, 21 November 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4 m2**

**Type: House**



Julie Gale

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**\$695,000**

Sustainable living is at your fingertips with this amazing 11 acre (approx.) property. Boasting panoramic mountain views, this sprawling country home is positioned to enjoy the best this property has to offer. Built in 1994, this lovely 3 bedroom brick home was built with country living in mind. The spacious country styled kitchen, with heaps of bench space, excellent storage and large pantry, has been designed to suit the chef in the family - making the most of the abundant produce harvested from the land. The open plan living includes huge lounge room, dining & kitchen with highly polished timber floors and magnificent timber cathedral ceilings creating a spacious & light environment. The home is kept cosy and warm with an efficient Masport wood heater, supported by electric heating for convenience. All three double bedrooms have plenty of storage with built-in robes and the well-appointed family bathroom is located close by. A large laundry/utilities room is located near the back door and leads onto a fabulous wrap around timber deck offering a variety of places to sit and enjoy the splendid views of beautiful Mt Roland and the surrounding ranges and hills. The gardener in the family will be impressed with the expansive house garden which includes many varieties of native shrubs and flowers attracting a large variety of birds. You will need to take a basket when you visit the established berry patch with a variety of fruit including gooseberry, boysenberry, raspberry, blackberry, quince, mulberry and so much more! There are plenty of machinery sheds in addition to a dry woodshed, hothouse, aviary - which could be converted to suit chooks - as well as a 9m x 6m colourbond shed with wood heater, bathroom, kitchenette & living which the current owners lived in whilst they were building their dream home. There are two rain water tanks offering 110,000L storage supported by underground spring if required. This fantastic home is sure to suit those looking to escape the rat race - located only 35 kms from Devonport and 23kms from Sheffield, with a school bus service at the gate, this one will not last. Contact Julie Gale for more information or to arrange an inspection.