

**44 Lower Barrington Road, Palooka, Tas 7310**



**House For Sale**

Monday, 4 December 2023

44 Lower Barrington Road, Palooka, Tas 7310

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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## Offers over \$949,000

Situated just 15 minutes from Devonport in the tranquil setting of Paloona, 44 Lower Barrington Road is the rural escape you've been waiting for. This property is packed with equestrian features while also offering a limestone brick home plus a separate fully self-contained granny flat. The Homestead The home itself is an idyllic country homestead, with stunning timber features throughout, raked timber ceilings in the living area and a wraparound verandah. The open plan living area includes the timber kitchen which adds to warm and homely feel on offer, providing an abundance of storage and a breakfast bar. With stunning timber ceilings and exposed beams, plus slate tiles and a gorgeous outlook, the living area is a lovely place to relax after a day out riding. All three bedrooms offer built in robes and one of the bedrooms is located above the living area allowing for additional uses such as a study or second living. The family bathroom is centrally located and has been renovated in recent years. A separate toilet is situated nearby off the laundry. Close by to the main house there is a fantastic BBQ area as well as a dog yard. The Granny Flat Situated in a convenient location allowing for easy access to the main residence whilst maintaining privacy, the granny flat is a fantastic addition to the property. Built approx. 10 years ago, the fully self contained unit offers one bedroom, an accessible bathroom and a spacious open plan living area. The kitchen is modern and also incorporated the laundry, and a Daikin heat pump is located in the living area providing heating and cooling all year round. The Farm Sitting on approx. 4.9 Acres, this property is perfectly suited to for horse enthusiasts, and can easily house 6 horses without supplementary feeding. The pasture has been well maintained and fertilised and there is a permanent creek running through the property. A large double carport provides storage for your float and vehicle. Offering a range of Equestrian features that dreams are made of, including:- 20m x 40m Outdoor arena with an all-weather crusher dust/sand base- 15m x 25m Indoor arena with: - Lights - Power - 3 Indoor stables - Wash bay - Large tack room - Roller door access- Separate feed room- 6 Day yards For horse lovers who have been waiting for the perfect equine property to come along only 10 minutes from Spreyton and within an easy commuting distance to Devonport or Ulverstone, this property is certainly a must see. For more information or to arrange your private inspection, call the exclusive listing agent Emily Carmichael.