

# 450 Armstrongs Lane, Cressy, Tas 7302

## House For Sale

Monday, 3 June 2024



450 Armstrongs Lane, Cressy, Tas 7302

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



Ananda & Kate

0363431329

## Offers Over \$949,000

Set amidst the serene landscape of the Northern Midlands, 450 Armstrongs Lane offers a tranquil rural haven. It is perfect for families and buyers from near and far yearning for space, comfort, and a touch of bucolic charm. This exquisite 4-bedroom brick home sits proudly on approximately 6.4 acres of lush land, blending functionality with leisure in an idyllic setting. As you approach the property, the well-appointed family home welcomes you with an inviting façade. Inside, you'll find a formal lounge, a spacious kitchen/dining area, and a rumpus room – each space designed for creating cherished family memories. An indoor/outdoor entertaining area provides an idyllic setting for social gatherings against the backdrop of spectacular garden and mountain views. The stand out feature is your very own private dam, complete with swimming pontoon. The grounds are a paradise for families, with ample space for children to play freely, swim in the dam, and even keep a horse or two. Adults will relish the panoramic views of both Ben Lomond and the Western Tiers, making this the ultimate lifestyle property. For those with a practical mindset, this residence includes a separate office, a dual car garage with a workshop, a 4-bay machinery shed, additional storage options, and a machinery wash-down bay – all set upon a gravel driveway and work area. The interiors exude warmth, with wood-fired heaters in the kitchen and living room, both of which also capture the northern sun's rays. The expansive second living area is ideal for a teenage rumpus room, and the property includes a fully lined office with a kitchenette adjoining the sizeable workshop. This property is a rare find, with ample shedding, a generous vegetable patch, established berry patch, orchard, olive grove and paddocks. Irrigation has been laid throughout the property, and the new owners are able to apply for a water licences from the Cressy Irrigation Scheme. Embrace the opportunity to own a slice of paradise at 450 Armstrongs Lane, where rural tranquillity meets comfortable living. Council rates: \$559 p/q approx. Building size: 192m<sup>2</sup> approx. Land size: 6.4 acres approx. Year built: 1993 Key 2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.