

46 Whiteleys Road, Meander, Tas 7304



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 12 m2

Type: House



Daryl Smith
0407623620



Donna Smith
0363624405

\$725,000

Beautifully positioned on a private north facing ridgeline and surrounded by breathtaking views of mountains and rich farmland, this incredible retreat offers a lucky purchaser the opportunity to be at one with nature, but still only minutes away from a vibrant village community. The property backs onto a magnificent wilderness reserve full of rivers, streams and lakes, with world class hiking and fishing right at your very finger tips. Set on 12.2 hectares or 30 acres in the old scale, there is abundant room to spread-out and explore your own private hideaway. Located in Tasmania's central north, just 10 minutes by car from Deloraine and 50 minutes to either Launceston or Devonport, and within walking distance to the award-winning Village of Meander, location is on point. The architecturally designed home presents a classic 'Butterfly' design that takes full advantage of the location's very best aspects, while offering a standard of accommodation most would expect with chic city living. The design separates the two principle sleeping zones, master and minors, with the living, kitchen and entertaining area that forms the central hub of the home. The design creates a folding effect that follows the flow of the rising sun to the sunset, hence taking full advantage of solar passive principles. The master bedroom presents with ensuite and walk in robe while the two minor bedrooms are serviced by a full bathroom and separate toilet. The central entertaining area is warmed by a robust traditional 'Tassie Barrel' wood fire with a backdrop of local stone that creates a stunning feature. The heat generated by the wood fire is ducted through the home as well. A large attached garage and workshop is a standout, providing convenient access, departure, and working space. This home is designed for relaxed and comfortable country living. Stepping outside you will discover an undercover entertaining area that flows seamlessly from the home's interior, and offers the perfect staging point to discover the expansive easy-care gardens and forest beyond. The cleared land around the home and the surrounding forest is pleasantly flat and easy to navigate and would suit an array of pursuits from horse riding, mountain biking, tourism expansion or just simply gardening and food production in the rich volcanic soils. A large covered green house provides year-round protected vegetable and salad growing opportunities, and a couple of standard farm sheds give honest shelter to property implements. Water is abundant with large rain water tanks and spring water bore. An automated watering system around the home is a feature for dryer times, but it is the 6.6kw grid interactive solar system that almost eliminates your mains power expenses that is the real feature. Serviced by a quality access road from 'Whiteleys Road', and more than a dozen lifetime's of firewood standing tall and free, this property offers the opportunity to live like a king, without paying a king's ransom. There are way too many property features to cover in this promotion, only an inspection or conversation with the agent will truly qualify the offering. We will be offering private inspections only for this home, and they will be by appointment only. I look forward to showing you through.