

**49 Sweetmans Road, Yolla, Tas 7325**

 Burnie

**House For Sale**

Monday, 3 June 2024

49 Sweetmans Road, Yolla, Tas 7325

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 19 m2**

**Type: House**



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**\$760,000**

Experience the epitome of country living at 49 Sweetman's Road. Situated on approximately 19 hectares (46 acres) of both grazing paddocks and pine trees, this property is approximately a 6 minute drive from the town centre of Yolla. A sturdy brick, family home with immense potential, featuring three fully fenced paddocks each with shelters. Discover the serenity of two dams, where platypuses reside, alongside flourishing fruit trees and established vegetable gardens. Property Features: - Four bedrooms oversized, all with built in robes - Two living spaces, both with fireplaces - Kitchen fitted with a dishwasher, wall mounted oven, combustion oven and walk in pantry. - Reverse cycle heating / cooling option - Ample space for parking; two single-vehicle carports, two-vehicle garage and a spacious 7.50m x 11m barn - Large plantation of pines approximately 11 years old - Fully secured house yard with vermin proof fencing. The showstopper of this property is the stunning rural landscape and Bass Strait views. The current owners described the property as "Quiet and relaxing, with great neighbours". If you're eager to make this rural gem your own, let's work together and make it happen! \*Harcourts Burnie has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.\*