

# 493 Pawleena Road, Pawleena, Tas 7172

## House For Sale

Monday, 8 January 2024

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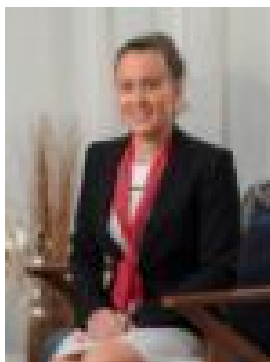
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 10**

**Area: 12 m2**

**Type: House**



Marnie Hill

0439448839

## **Offers Invited Around \$1.25 Million**

Featuring an impressive 12.95 hectares or 32 acres, of reasonably level (Zoned L151) grazing/pastoral land including year round fed dam as well as quality bore water, this property is a dream provision for anyone who appreciates the implications of what is on offer. Situated within 5 minutes' drive along Pawleena Rd; being easy commuting distance to vibrant Sorell, this property provides privacy and a sanctuary for those who like to get away from it all, yet all central business amenities are at hand. Hosting an array of desirable features for horse enthusiasts including new fences, paddocks, all weather sand arena, breaking yard, stables and horse wash, this residence has the foundation to support any child's pony club dreams. Other installations comprise a generously proportioned shed, workshop, two cool rooms; previously utilised for commercial grade flowers for retail, secure electric entrance gate as well as an animal proof irrigated vegetable garden and retired hot-house. The house was constructed with a neo-Georgian architectural style in mind combining high ceilings with frescos, imported terracotta tiles and furnishings, and although not contemporary, has a rustic appeal but would benefit from modern renovations to bring the property into the design expectations of a homestead of this calibre.