

**63 Frasers Lane, Glengarry, Tas 7275**



**Sold House**

Saturday, 17 February 2024

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**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 20 m2**

**Type: House**



Rianna Wood  
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## Contact agent

Set amongst a beautiful rural landscape, this expansive almost 50-acre residence provides not only space for a growing family but endless opportunities. The well positioned home offers a North facing orientation allowing you to take advantage of all day sun whilst enjoying the breathtaking views all year round. This warm and inviting home offers a flexible floorplan allowing you to configure to your needs. The residence itself comprises of 4-5 well-appointed bedrooms, alongside 2 inviting living areas and an updated family bathroom. The main bedroom boasts a generously proportioned ensuite complete with a freestanding bath and a large walk-in robe. A spacious laundry, mudroom and an office space add to the practicality of the layout, while the open-plan timber kitchen, equipped with a large free-standing oven, serves as the heart of the home. The addition of the formal dining room or snug provides space for entertaining or the perfect place to unwind after a long day. This expansive home features fully fenced land comprising a harmonious blend of 5 cleared paddocks and native bushland. Historically utilised for a variety of purposes including cattle, sheep farming and hay cutting. Each paddock has access to its own water. Outside, the surrounding land is fenced and flat making it perfect for family enjoyment, complete with a cubby house, play gym, fire pot and sitting area. Storage needs are well catered to with multiple conveniently located sheds near the main residence. The main workshop is equipped with three-phase power, two open bays, toilet facilities, wood storage, a cool room, and an office area with its own access. This would be the perfect addition to anyone who runs a business. In addition to the large workshop there is also a large second dwelling that could be utilised as storage or the perfect mancave/games room. A large dam with a gravity-fed water system supplies water to the residence. Additionally, the property boasts three 23,000-litre water tanks and a dedicated 8,000-litre drinking water tank equipped with a triple water purifying filtration system. Situated within the West Tamar region and only a short 13 minutes' drive to Exeter and 38 minutes to Launceston, this property presents endless amounts of opportunity. If you are seeking the perfect family home, a place where you can thrive and cherish moments while nestled in your own slice of paradise, then this lifestyle property awaits you.