

**84 Laoona Road, Ridgley, Tas 7321**

 Burnie

**House For Sale**

Saturday, 13 January 2024

84 Laoona Road, Ridgley, Tas 7321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 1 m2**

**Type: House**



Selena Elphinstone  
0364314200

**\$640,000**

If paradise is what you are searching for - look no further. This four bedroom home positioned perfectly to overlook your 3.8 Acres (approx.) located in ever popular Ridgley is what lifestyle is all about and has seen some well attentioned updates including dedicated pathways through the lovely gardens and new paint on the inside. Features include but are not limited to:

- 1.543 Ha (approx.) with the boundary running into the dam
- Multiple outbuildings including a wonderful barn/workshop with mezzanine floor
- Separate single garage with studio attached
- Four great sized bedrooms which could serve as alternative purposes
- Combined open plan kitchen and dining with Tas Oak cabinetry
- Dual heating options including reverse cycle air conditioning and free-standing wood heater
- Wrap around veranda has been enclosed - increasing the living spaces with a beautiful outlook across the land
- Private from the road reinforcing the rural lifestyle

Upon entering the parking area, you are met with beautiful cottage gardens and an undercover deck inviting you into the home. Sitting here really is food for the soul and your mind will most likely cast back to how life would have been when the original farmhouse was built in the early 1900's. With the local Ridgley Primary school and Parklands High are just a few minutes' drive away, as is the local IGA and Post Office - Burnie is an easy approx. 15 - 20 minute drive whilst you feel like you are deep in the country, it's closer to the hustle and bustle than it feels. If rural life on small acreage is your dream, then don't delay - call and arrange your inspection today. \*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.\*