

86 Clarks Road, Rowella, Tas 7270



Sold Acreage

Saturday, 13 April 2024

86 Clarks Road, Rowella, Tas 7270

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 9 m2

Type: Acreage



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Contact agent

This location is elite – on the banks of the Tamar River with Ruffins Bay in the forefront and in the middle of some of Northern Tasmania's premium primary producers. Some of your neighbours include Waterton Hall Wines, Lavender House, Iron Pot Bay winery, West End Bay Truffles and Holm Oak vineyard. This very impressive 9.450 hectare property is just a 35-40 minute drive from the vibrant City of Launceston that just so happens to be one of UNESCO's Cities of Gastronomy – how very appropriate! At the heart of this property stands a unique early 1900's historic home that was designed by the acclaimed English architect Alexander North. It is the perfect mix of grandeur and country charm with sweeping water views over Ruffins Bay and the Tamar River, merging seamlessly with river front paddocks and perfectly manicured vineyards. The home is grand – spacious interiors with lofty ceilings, wide hallways, inviting fireplaces and impressive timber mantles are just some of the features that pay tribute to its heritage. The cliché of the kitchen being the heart of the home rings true here. It is big – expansive Blackwood joinery, pantry room, space for a table with room to spare and if you love to cook, the 900mm shiny black enamel Falcon cooker will be your best friend. The easterly facing verandah is the perfect spot for your morning coffee, or perhaps your afternoon wine with friends. All four bedrooms offer roomy accommodation and retain original fireplaces and offer picture perfect river views. Tiling in both bathrooms is a feature, along with the heated towel rails, separate showers and elegant fixtures and fittings. Modern hydronic heating and gas heater will be perfect to keep the chills of a Tassie winter at bay. A double garage and separate laundry round out the hardworking areas of the house as well as a convenient gym. Other significant outbuildings include a 20m x 9m 5 bay shed, a 15m x 7m shed and a partially renovated studio ready for you to make it your own. The 23-acre estate is a mix of open paddocks ideal for grazing cattle, sheep or horses and original gardens surrounding the house contain old well established English style and Australian native trees.

- 4 bedrooms.
- 2 bathrooms (heated towel rails + 1 with floor heating).
- 2 living rooms or 1 + formal dining room.
- Hydronic heating + gas heater.
- Kitchen with space in spades + pantry room + Zip tap.
- Study
- Gym
- Studio – partially renovated.
- 2 car garage
- 20m x 9m 5 bay shed.
- 15m x 7m shed.
- Fully fenced with electric fencing
- Solar panels – 10kW
- Rates - \$2,887.68 p.a.

Howell Property Group 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 its validity. Prospective clients are advised to carry out their own investigations.