

# 9 BOWDEN COURT, Forcett, Tas 7173



## House For Sale

Tuesday, 19 March 2024

9 BOWDEN COURT, Forcett, Tas 7173

Bedrooms: 1

Bathrooms: 1

Parkings: 5

Area: 1 m2

Type: House

## Offers over \$600,000

To enquire, please email or call 1300 815 051 and enter code 5438 This is a magical and unique, once in a lifetime property. Heatherbell Cottage is now up for sale. Set on 1.02 hectares, Heatherbell Cottage is surrounded by native bush where cocktoos play of an after noon, wallabies jump about at dusk and possums playing in the gums at night. This labour of love, is a one loft bedroom, mudbrick home oozing with charm and character. The large barn doors open the home to nature and welcome you inside. The deep claw foot tub soothes away your aches and pains. The antique fire place crackles whilst warming your toes. The wrap around covered verandah the perfect spot to watch the rain fall. The open fire pit complete with rock slab table and bench is a relaxing spot while enjoying a beverage. The outdoor swing to watch the sunsets. The enclosed veggie garden to grow your own fresh produce. It even has a large double kennel for your best friends, in the same colour scheme as the cottage. The landscaped garden around the home make for tranquil areas to sit and enjoy nature. Heatherbell is connected to mains power, has its own grey water and septic system, own water tank/supply. There are also 2 small garden sheds for all your tools and a rustic carport for one. There is also a little dam and a tiny creek running through the property. The land also offers space for a "main" dwelling, if looking to build a larger family home (within council regulations). Heatherbell Cottage runs as a successful Air BnB when owner is not residing here and can continue to if so desired. There is an option to buy home fully furnished with very quirky peices which the owner has made/refurbished herself over 15 years of living here, all avaiable. Heatherbell Cottage is located only 5 mins drive to both a gorgeous surf beach and a calm bay. Local shops (IGA, fuel, pub, chemist, take away, pizza place) are also only a 5 min drive and the rural town of Sorell is a 15 minute drive and can provide everything needed. The area has a relaxed beach vibe, people are friendly and offers a great family environment with school close by. As mentioned, Heatherbell Cottage is a special place with so many distinctive features. A perfect place to unwind after work and call home (only 35mins/36kms to Hobart city), or have an artists retreat, or to benefit from the profits of an Air BnB, or freedom to build, or ability to move off grid - there's so many choices. So please come and make your new memories at Heatherbell Cottage. To enquire, please email or call 1300 815 051 and enter code 5438