

**91 Burns Road, Wyena, Tas 7254**



**Sold House**

Tuesday, 15 August 2023

91 Burns Road, Wyena, Tas 7254

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 2023 m2**

**Type: House**

**\$195,000**

Introducing 91 Burns Road Wyeena , an off-grid property offering a simple and sustainable lifestyle. This cozy cottage features 1 bedroom, 1 bathroom, and a comfortable living area, making it an ideal retreat for those seeking a low-maintenance and cost-effective way of life. Nestled on a spacious 2023m<sup>2</sup> block (approx), this property provides ample space for future expansion, (STCA), allowing you to customize and extend the existing cottage according to your needs and preferences. The potential for growth is limitless, providing you with the opportunity to create your dream home in a tranquil setting. One of the key highlights of this property is its off-grid features. With 6 solar panels in place (requiring some maintenance but currently in working order), you can enjoy the benefits of sustainable energy, reducing your reliance on traditional power sources and minimizing your environmental footprint. Embracing renewable energy solutions, you'll have the opportunity to generate your own electricity and reduce outgoing costs. Additionally, the property includes two large water tanks that only require a pump to provide a sustainable water supply. This self-sufficiency allows you to harness rainwater for various purposes, including gardening and everyday household needs. By utilizing these resources, you can maintain a sustainable and eco-friendly lifestyle. Furthermore, the property offers three garden sheds, although they require some work. These sheds provide additional storage space for tools, equipment, or recreational items. With a little effort, you can transform these sheds into functional spaces, perfect for pursuing hobbies or storing belongings. Situated just 30 minutes away from the vibrant city of Launceston, this property offers the perfect getaway from the hustle and bustle of urban life. You can relish the tranquility of the surrounding natural landscape while still having convenient access to city amenities and services. If you're someone who appreciates sustainable living, desires a simpler life with reduced outgoing costs, and values the opportunity to customize and expand their living space, 91 Burns Road in Weyena is the property for you. Embrace the off-grid lifestyle and seize the chance to create a self-sufficient haven in a picturesque location. Introducing 91 Burns Road, Weyena, a charming off-grid property offering a simple and sustainable lifestyle. This cozy cottage features 1 bedroom, 1 bathroom, and a comfortable living area, making it an ideal retreat for individuals seeking a low-maintenance and cost-effective way of life. Embrace the off-grid lifestyle and seize the chance to create a self-sufficient haven in a picturesque location. Call me today ! Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.