

**95A Smiths Road, Nicholls Rivulet, Tas 7112**



**Sold House**

Sunday, 22 October 2023

95A Smiths Road, Nicholls Rivulet, Tas 7112

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 2 m2**

**Type: House**



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**\$760,000**

Welcoming to the market for the first time is 95a Smiths Road, a property that is described as a spacious colonial-style brick home. This home consists of 3 bedrooms, 2 bathrooms, a large double garage and is situated on 6.4 acres of lush green pasture, native bushland and a breathtaking seasonal creek which has excellent access to. A beautiful country timber kitchen features stainless steel appliances, a dishwasher, large amount of bench space and storage. A separate spacious lounge room located off the dining which includes a substantial wood heater to provide warmth and comfort all year round. There are two double bedrooms with the potential for a fourth bedroom located at the back of the home which all bedrooms provide a generous amount of space. The main bedroom includes an ensuite and a walk-in robe, enhancing convenience and storage. From every angle you can enjoy lovely views from all windows, which overlooks a beautiful creek and rolling hills. The property is described as a "must-see" for individuals seeking a large colonial-style home in a picturesque natural setting. As an added bonus the property is connected to town water and is also positioned in a north facing aspect. The property includes a sizeable 6x9 lock-up colour-bond shed. This shed can serve various purposes, such as storage, a workshop or a garage. There are a couple of woodsheds located at the front of the property, which can be used for storing firewood for the wood heater mentioned earlier. An asphalt tree-lined driveway leads up to the house. This not only adds to the property's visual appeal but also contributes to ease of access. If you're in search of a quality property with stunning views, serene surroundings and potential for a self-sufficient lifestyle, this property is strongly recommended for viewing. Rates \$1,700 approx. pa