

3 North St, Hamilton, TAS, 7140



Acreage Semi-rural For Sale

Wednesday, 14 August 2024

3 North St, Hamilton, TAS, 7140

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: Acreage Semi-rural



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Experience the Country Dream on 1.7 Acres

This expansive 1.7-acre property offers an exceptional opportunity to embrace a tranquil lifestyle. The solid brick and tile residence, constructed in 1973, presents a comfortable and enduring family home. Original timber floors and modern updates, including replacement double glazing, blend character with contemporary living.

The home features a spacious lounge warmed by a wood-fired heater, an open-plan kitchen and dining area capturing scenic rural vistas, and a well-appointed bathroom with both shower and bath. Built-in wardrobes provide convenient storage in all three bedrooms. A Fujitsu reverse cycle heat pump ensures year-round comfort.

The property's versatility is enhanced by two fenced paddocks, ideal for livestock or recreational pursuits. Water supply is assured with town water connected to the main residence and a bore servicing gardens and paddocks. A 10,000-litre water tank provides additional storage.

Mature gardens showcase a variety of established trees, including Flame tree, Silver Birch, Wattle, and Banksia. A productive orchard featuring plum, peach, quince, and apple varieties complements the established grounds. Additional structures such as a hen house, netted orchard, potting shed, and shade house cater to gardening and self-sufficiency.

Located in a serene setting with the Clyde and Dew Rivulet nearby, the property offers recreational opportunities including fishing, hunting, and mountain biking. The charming township of New Norfolk is a convenient 25-minute drive away.

This remarkable property presents an idyllic escape while remaining accessible to essential amenities.

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.