

37 Costains Rd, Geeveston, TAS, 7116



Acreage Semi-rural For Sale

Saturday, 10 August 2024

37 Costains Rd, Geeveston, TAS, 7116

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Type: Acreage Semi-rural



Rickardt Daniell



Danielle Daniell

Large Family Home With Cottage On 5 Acres

Team Daniell is ecstatic to present to the market 37 Costains Road, situated in the countryside town of Geeveston. Discover your ideal escape to sustainable living with this charming 5 acre, North facing hobby farm with so much on offer! Perfectly set up for self sufficiency, this property offers a unique opportunity to embrace a rural lifestyle while enjoying modern comforts from the main residence as well as rental return from the 2 bedroom cottage.

The main residence is a spacious 3 bedroom, 2 bathroom family home designed to capture the beauty of its natural surroundings. North facing and perched just above the fog line, this home enjoys abundant sunlight throughout the year, filling the large living areas with warmth and natural light. The fully insulated brick home features a spacious master suite with a walk in robe and large ensuite, a large spa bath in the main bathroom, a free standing wood heater + a reverse cycle heat pump for those cold winter nights, a converted garage which can be used as a rumpus room or 4th bedroom, and a sizeable deck at the front, partially covered for all weather enjoyment. The open plan kitchen boasts a gas cooktop and ample storage space, while the spacious dining area is ideal for entertaining family events with direct access to the front deck. The rear of the home also offers a cozy verandah, perfect for those quiet moments with a cup of coffee.

Complementing the main home is a delightful 2 bedroom, 1 bathroom cottage situated at a distance making it a perfect private accommodation space. Currently generating \$400 per week under a private rental agreement, this cottage provides additional income or could be used for extended family or guests to enjoy. The cottage includes a decked area taking in all day sun, offering a private outdoor space to relax and unwind, a single carport, reverse cycle heat pump and free standing wood heater and an open plan kitchen living and dining space.

The property is a gardener's paradise, boasting a fully enclosed custom built glasshouse constructed from recycled materials, complete with raised beds for easy harvesting. At the front of the property, you will find an established orchard with over 50 fruit trees, including 6 different apple varieties, as well as fig, cherry, plum, persimmon, lemon, pear, nectarine trees, and a range of berries. Raised garden beds ensure year round vegetable production, while the ornamental garden adds beauty with roses, and cherry blossoms. The property boasts two fully fenced areas and is secured with a solar powered front gate for ease of access, the main paddock which surrounds the dwellings is approx. 2 acres of fertile land, and the second paddock consist of approx. 3 acres of pasture which includes a sizable dam with a pump and pump house ready to be connected for irrigation use. The second paddock is the ideal space for housing livestock and also boasts a fire escape route to the neighbouring property for peace of mind.

As an added bonus you will find a large Colorbond shed with concrete flooring, water and power connected, the shed consists of three 6x9m areas, two with lockable roller doors while the third space can be used for wood storage. This space will be ideal for car enthusiasts or suitable storage for farming machinery.

Sustainability is at the forefront of this property, with a massive 12kw solar system already in place, keeping power bills in credit during the summer months. The solar system can be converted to have a battery backup for off grid living at new owner's expense. The brand new Dux electric instant hot water system, installed in 2023, ensures reliable hot water with an assurance of low upkeep.

?

Located only 5 minutes' drive from the quaint town of Geeveston, this property offers the best of rural living with the convenience of nearby amenities. Geeveston is known for its vibrant community, local arts, and access to the stunning natural beauty of southern Tasmania. With cafes, shops, and schools just a short drive away, you can enjoy the peace and privacy of country life without sacrificing convenience. Nearby popular tourist destinations include places like the Tahune Airwalk and Hartz Mountain walking tracks with regular snowfall during the winter months.

Whether you're looking to start a hobby farm, live sustainably, or simply enjoy the beauty of Tasmania, 37 Costains Road in Geeveston is the perfect place to call home.

Contact us today to arrange a viewing and see for yourself all that this remarkable property has to offer!

Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.