

**38 Roope Road, Lower Barrington, TAS, 7306**



**Acreage Semi-rural For Sale**

Wednesday, 14 August 2024

38 Roope Road, Lower Barrington, TAS, 7306

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Acreage Semi-rural**



Leigh Jordan  
0364206000

## Country Lifestyle Living!

A relaxed country lifestyle beckons with this beautifully presented family home located on a gorgeous 5,821m<sup>2</sup> (approx.) block which is separated into four paddocks.

Offering stunning uninterrupted views of Mt Roland, the home is situated in a quiet cul-de-sac within an approximately 18-minute drive to the Devonport CBD.

Modern in design, the home features 3 bedrooms, all with built-in robes, large family bathroom, with the lounge room offering those gorgeous views. The gourmet kitchen is well appointed with plenty of bench & cupboard space and is open plan with the dining room.

A large sundeck flows from the dining room, offering those stunning vistas and there is also plenty of storage under the house.

The separate double garage has been converted into a 1-bedroom studio, complete with a kitchenette, bathroom, and living area, perfect for extended family or the teenagers. The double roller doors are still in place with plaster walls concealing them. It could be easily converted back to a garage if needed.

The property is serviced by tank water & a septic system, and for energy & efficiency, the home is fully insulated & features double glazed windows, There is also a great solar system set up with a 5kw battery and the property is also fully fenced & gated.

There is an orchard to keep the green thumb busy which has pears, lemons, apples, cherries, plums, green gauge, avocados, and raspberry canes plus there are two raised vegetable garden beds.

Contact the listing agent Leigh Jordan today for a closer look!

One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquires.