

# Address available on request, Gawler, Tas 7315



## Sold House

Saturday, 23 September 2023

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**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2319 m2**

**Type: House**



Peter Bull

**\$699,000**

Representing spectacular value- this special home is both BIG on charm and BIG with 7 bedrooms and multiple living spaces, ideal for the largest of families, perfect for 2 families, or set up as a guest house/B&B to generate income, OH, it also has a very BIG shed (84sqm) . This gorgeous home sits on 2319 sqm of Tasmania's beautiful countryside with all the privacy and serenity that comes with a home in the country, yet incredibly it is only minutes to Ulverstone with it's excellent cafes, beach, schools and shopping and approximately only 20 minutes to your choice of 2 airports and the North West regional hospital. This property has the lot, plus a bit more. The home has been carefully constructed to accommodate for 2 families' requirements, providing space and privacy. 4 of the 7 bedrooms have built in robes, the master complete with walk-in-robe and 2 full sized bathrooms and 3 loos. There is also a separate office, multiple living/dining/rumpus areas/options, it's really up to the new owner to identify what spaces they will use for a specific use, as there are just so many to choose from. Warmed beautifully thanks to 4 individual Daikin heat pumps - adding to the heat pumps power efficiency is the 5kw solar system, and at least 50% of the windows are double glazed including the new spectacular oversized double sliding door leading off one of the living areas that takes full advantage of the sun's light and warmth, whilst taking in the beautiful outlook across the garden to the trees and birdlife. The beautiful family that have called this property home for many years have absolutely loved their time here. They have enjoyed raising their large family on the property and have many fond memories of children exploring the bush and letting their imaginations run wild. I am told, although the children loved the large fort-like cubby house, it was inventing games and making hideouts amongst the trees that was their favourite past time - sounds better than staring at a screen to me? Even though this is a huge house, it still has all the warmth and charm of a much loved family home. The layout and usability of this home is a credit to the current owners, as is the quality of the construction and engineering. The carport is an impressive structure in its own right with no expense spared, measuring 12m x 3.5m approx, but wait there's more... we have the king of sheds - 14m x 6m at 3m high, insulated with a mezzanine floor across the back and a wood heater. Please note: anyone wanting to do some serious work - the shed is equipped with 15 Amp, 20 Amp and 40 Amp power. I literally lost count of the number of water tanks (but can provide more accurate information if you wish) however the tanks hold in excess of 55,000 litres. The property also has a bore with drinkable water, and water rights for a neighbouring dam, which feeds approx 9 taps around the block for the garden and the precautionary firefighting outlet, as required by council in all country areas. Gawler's local community spirit is alive and well, a bit like going back in time when neighbours looked out for one another. There is excellent fishing, both in the local rivers and the ocean, and there are bush walks and mountain biking trails all around. There is so much more than meets the eye - or I can possibly do justice for in a few short words. If you are looking for a truly large home with character, charm and privacy that you can love and enjoy with your large family, or to share with another family, or would like some passive income from renting some rooms, this may be the one for you. Please feel free to contact our office via phone or email, we are open 7 days a week. While we use all reasonable endeavours to verify the information contained herein, we cannot guarantee that it is entirely accurate. The information provided is obtained through various sources, all of which we consider to be reliable however given the nature of 'buyer beware' in Tasmania, it is recommended that prospective purchasers conduct their own investigations in addition to information provided to them by the agency.