

# Address available on request, Somerset, Tas 7322



## Sold House

Friday, 3 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 8453 m2**

**Type: House**



Peter Bull

**\$515,000**

Renovate and reap the rewards. A sparkling stream (Distillery Creek) flows through this 2 acre+ property creating an absolutely gorgeous setting. We have the all important Real Estate rule of LOCATION covered, within Somersets town boundary and just minutes from one of the most beautiful beaches on the North West coast, the Cam River, shopping, bakery, cafe etc and less than 10 minutes to the Burnie CBD and hospital. Please note we have priced this much loved family property to allow for some renovations. Even though its completely livable now, with some creative renovations -this property in this magical setting could be something truly spectacular. This property offers an incredible lifestyle opportunity for all ages, enjoying family life and raising children in this dream like setting will surely create a lifetime of memories- fishing and exploring on your own property. Equally imagine how wonderful it would be to retire on a property as private and tranquil as this, tending the garden, growing vegetables, there is a chicken coup for fresh eggs, you could easily spend hours relaxing and gazing into the clear waters of 'Distillery Creek', maybe write a book or take up painting, make the most of the annual White bait run\*, all within minutes to all facilities. The home is spacious enough for the largest of families with heaps and heaps of storage, large open plan spaces, large rumpus with wood fire, 4 bedrooms, 2 bathrooms, 3 toilets, a garage, a deck, and of course stunning views over your own creek and bush land-it's like a pocket-sized piece of Tasmania's natural beauty. This home has already undergone many improvements- like the mostly new roof, aluminium windows and kitchen, however there is still plenty of work to do and an opportunity to turn this already special property into something spectacular. It's difficult to imagine a better setting for someone interested in running a guest house or Air-BnB (STCA). The lower level could easily be a great sized self-sufficient living space and already has a small basic kitchenette. This property is a fantastic package and one that someone will love and enjoy for a lifetime. Please note, the home is elevated well above the Distillery Creek. For more information or a private inspection please feel free to call or email us.\*Recreational white bait fishing requires a license in Tasmania. 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.