

110 Ginns Road, Birralee, Tas 7303

House For Sale

Sunday, 23 June 2024

110 Ginns Road, Birralee, Tas 7303

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 14 m2

Type: House



Andrew Macdonald
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Offers Around \$749,000

Are you looking for the perfect lifestyle property? Then stop looking!! Located around 10 minutes from Exeter, and half hour from the Launceston CBD, you won't believe how tranquil and peaceful this property is. Situated in what seems like your own private valley, this 37-acre property is amazingly versatile. It will suit retirees, looking for space, professional couples, families or aspirational farmers. The land is gently sloping, north facing, sunny and ready for your ideas. It's perfectly suitable for a few horses or other livestock, maybe a small vineyard, or perhaps an orchard of some kind. Equally, you may just want to leave it as is and enjoy the myriad of wildlife that passes through or soars overhead, as you watch the world go by. The stylish 2-story home comprises up to 3 bedrooms, with the main bedroom and ensuite enjoying the entire top floor, while the clever design, with many custom features, offers multiple living area options, including a large Study Nook, that is the perfect "Work from Home" space, via satellite NBN. The home is kept very comfortable thanks to the stylish freestanding Nectre Wood Heater, which includes a Bakers Oven, and the large reverse cycle air-conditioning unit. The immediate house surrounds comprise around 3 acres, are completely secured by Colourbond fencing, and are perfect for pets and children. The converted shipping container shedding, workshops and garage all have 15amp power, and are completely water and vermin proof. Also in this area you have the covered alfresco area, with outdoor kitchen, ideal for entertaining year-round, and perfect for a family Christmas lunch. The house dam is spring fed and provides water for the productive raised vegetable and herb beds, established fruit trees, the grounds and any livestock all year round. This could also be an alternative source of drinking water if required. Other options include*;-Glamping and /or Eco Tourism pursuits-Vineyard and Cellar Door-Farm Gate sales-Air BnB So stop looking, pick up the phone, your new lifestyle is waiting! By Appointment Only.*Subject to Council Approval