

**126 Lucas Rd, Lucaston, TAS, 7109**



**House For Rent**

Tuesday, 8 October 2024

126 Lucas Rd, Lucaston, TAS, 7109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

### **Three Bedroom Home - Quiet and Peaceful Bush Setting**

This private three bedroom home is located at the end of the road in a bush setting. It is a private and peaceful location, surrounded by tall trees and wildlife. The living area is kept warm by wood heater, and the timber kitchen has adequate storage with electric oven. The three bedrooms have built-in wardrobes, and the bathroom has shower over bath - with laundry and toilet located separately.

The property has enough clear space for growing vegetables and a small garden shed for storage. Due to the bush setting, garden maintenance is low and generally requires brush cutting of grass and weeds over conventional mowing. The home has a tank water supply. The NBN rollout map indicates that the property would be serviced by NBN fixed wireless - however, it is not currently connected and an applicant should ensure they confirm this. From the property, it is approximately 12 minutes to Huonville, and 40 minutes to Hobart.

Pets cannot be considered at the property as there is a conservation covenant in place - that also means firewood cannot be taken from the property. The property is on tank water, and does not have a rubbish collection service. It is expected that the property will be available about 8th November, with an initial six month lease. It cannot be guaranteed that the lease can be renewed.

Please note: the property is accessible by 2WD vehicle, but Lucas Road and the driveway are gravel, with a steep incline in places. In the past, the vehicle has become corrugated and rough, and has been best travelled by 4WD or AWD vehicles. The top part of the road is not Council maintained, and so improvements are only made with the agreement of all land owners (meaning they can take time to be agreed upon). Consideration needs to be given that certain deliveries and services may be restricted to the property - as trucks will not likely be able to use the driveway - this needs to be considered in terms of moving into the property, water cartage, etc.,. As such, applications that are most favoured by the owner will be those who can manage with and have lower water usage levels.