

# 47 Haas Road, Legerwood, Tas 7263



## Acreage For Sale

Saturday, 10 February 2024

47 Haas Road, Legerwood, Tas 7263

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Area: 12 m2

Type: Acreage



No Agent Property TAS  
1300594794

## EXPRESSIONS OF INTEREST

Phone enquiries - please quote property ID 33037. This picturesque property has a permanent creek along one boundary and includes a newly built 5 bedroom (1 x large bathroom, 1 x ensuite with shower, 1 x separate toilet) house that has occupancy permit, and is just awaiting your final touches for completion (make your choice of kitchen benches, and it's pretty much ready for signing off). The house is just old enough for the timber slab exterior to have achieved its intended graying effect, and has beautiful polished wooden floors (blackwood and myrtle), and has been designed with passive solar principles in mind. The roof is polystyrene panel, and windows are double glazed, giving it excellent thermal properties. The kitchen includes a Thermalux Grand Cuisine wood stove (2 ovens), which also heats the home. It also has a gas stove for convenience, in Summer. Adjacent to the kitchen is a generous walk through pantry with passive cooling via a long underground vent pipe feeding through the floor. The house is supplied with electricity from a large (5.5kw) stand alone solar system, including Victron controllers/inverters and lithium battery bank. Water supply is from 66,000 litres of rainwater tanks, with catchment from both the house and workshop. There is also a large deck on the front of the house, overlooking the property, and farmland beyond. Most of the property is pasture, with a small balance of native timber on the Southern side. There is a potential quarry site on this southern side of the block (STCA), with a good reserve of blue stone, if required. There are several dams fed by some very impressive springs (once used to supply a bottled water factory next door), which, together with the creek, and a bore, make for a very abundant water supply. The property also has a small mixed orchard and berry patch. There is a very large workshop/shed (990m<sup>2</sup> -- that's nearly a quarter of an acre!!!) situated away from the house, with it's own lunchroom/living quarters, including slow combustion stove, stand alone solar power, etc. The workshop also has a diesel generator for additional power supply (although power lines are not far away, if one wanted to connect to mains supply). This shed has been used to run a timber milling business, and includes a forklift (in good order), 4wd loader (needs some tlc) and Turbo Mill (with very low hours) under its own shelter outside the shed. There is a very large hardstand area around the mill area, and good access to a bitumen road through a separate entrance to the house driveway. There is also an internal road connecting the workshop area and the house. The workshop has potential to be continued in its current capacity selling timber products, or could be leased out separately (seeing as it is away from the house with its own entrance, this would have very little negative impact on enjoying the rest of the property), or, start your own venture... Altogether, this property offers a very attractive lifestyle on the edge of the quiet country town of Legerwood (Scottsdale 20mins, Launceston 1hr 15mins) with a very comfortable, sustainable home, ideal for keeping living costs down, and income potential from the workshop, and possibly from horticultural enterprises that take advantage of the fertile soil and abundant water resources. **DISCLAIMER** While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.