

**775 Maguires Road, Trowutta, Tas 7330**

**House For Sale**

Friday, 5 July 2024



775 Maguires Road, Trowutta, Tas 7330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



Carlton Heres  
0437525877



Rylee Popowski  
0428877843

## Best Offers Over \$475,000

Stunningly private this home allows you to enjoy country life in modern comfort. This superb family home offers flexibility with two separate living areas including an exceptionally well design rumpus room that extends out onto a beautiful north facing deck with swim spa. Enjoy the serenity that this property has to offer all whilst having the modern conveniences. The property features the following;- 3 large bedrooms- Open plan kitchen & dining area- Well thought out kitchen includes dishwasher and gas cook top- Main bathroom is spacious and has bath plus separate shower- Convenience of a reverse cycle heat pump along with a wood heater- Plethora of storage throughout the home- Fantastic rumpus room incorporating a bar & games area- Solar system in place to keep the power bills to a minimum- Luxury of a swim spa; enjoy the rural serenity whilst relaxing in the spa- Gorgeous outlook over the valley- Privacy in abundance- Multiple sheds plus internal garage- Approx. 3.7 acres of ground; ideal for the hobby farmer or keen gardener- Located a short 20 minutes from Smithton's town centre- Trowutta Arch a mere 5 minutes away with multiple bush walks on offer Building Size: 262m<sup>2</sup> (approx.) Land Size: 3.70 acres (approx.) One Agency has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.