

**Lot 1/596 Colebrook Road, Campania, Tas 7026**



**House For Sale**

Monday, 18 March 2024

Lot 1/596 Colebrook Road, Campania, Tas 7026

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



Brendon Campbell  
0408430919

## Expressions of Interest

This charming three-bedroom home lies in the heart of the picturesque Coal River Valley. It features open plan living and dining with kitchen, three spacious bedrooms, family bathroom, laundry, a covered outdoor entertainment area and carport. Gorgeous, refurbished exterior, with white brick and dark grey finishes make this home a very attractive property for a couple or small family looking for a country lifestyle. Resting on a perfectly level land of 1.768 Hectares / 4.368 Acres, this property offers an unparalleled opportunity to settle in one of Tasmania's most idyllic locations, famous for its agricultural achievements and innovations. The interior has been lovingly refurbished and modernized. Beautifully finished timber floors extend throughout the house, adding a touch of comfort and sophistication. The family kitchen provides plenty of storage and bench space, as well as a double stainless-steel sink, free standing cooker and rangehood. This space is functional and offers an easy meal preparation environment for the cooking enthusiast. There are two generous double pantry cupboards to cater for your food storage needs. The kitchen opens up onto the dining room and then to the lounge room. Elegance and great finish, natural light make this an exceptionally inviting and pleasing space. The open-plan design makes for easy family living as well as entertaining. What's more, the living room features an original mantelpiece with an in-built wood heater, which greatly elevate the comfort and atmosphere of both the living and dining spaces. All three bedrooms impress with soft colours, plenty of natural light, space, and beautiful timber floors, which add a touch of style and warmth to the rooms. The master bedroom and second largest bedroom have been fitted with built-in robes and provide generous space for a king-size bed. The third bedroom is large enough for a double bed or perfect for a family office. All bedroom windows capture the peaceful landscape which encompasses the property. The family bathroom is sure to please you with sleek and functional design, as well with quality finishes. A large corner shower, vanity and toilet make for easy use and maintenance. Adjacent laundry features a sink and offers easy access outside. To relax after work or to enjoy the company of family and friends, you will be delighted to use the covered entertaining area, which features a firepit and is ideal for a barbeque any time of the year. This exceptional property rests along the Colebrook Road, not far from the township of Campania. The historic town of Richmond is only minutes away, with its artisan shops, cafes, and many local businesses. The gorgeous home is hidden behind a screen of well-established trees, ensuring your privacy and comfort. The property is fully fenced, perfect for horses or a hobby farm, and plenty of room for veggie gardens and the chickens to roam freely. This property is the perfect place and size to enjoy a relaxed rural lifestyle and has to be experienced to be truly appreciated. If you are looking to escape the city and embrace a more peaceful lifestyle, or work from home, then this property is sure to provide for all your needs. Hobart CBD is approximately 29 minutes away, while historic township of Richmond is a mere 9 minutes' drive. For further information or a private inspection please call Brendon on his mobile phone. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.