

# 201 Natone Road, Stowport, Tas 7321

## Other For Sale

Wednesday, 10 July 2024

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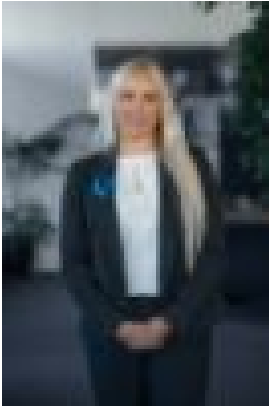
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 12 m2

Type: Other



Maddison Duncan  
0497372913



David Russell  
0418141966

## Best offer over \$775,000

Are you looking to expand your hobby farm or downsize from a larger property? This approximately 30-acre farming property is a perfect fit for both scenarios, ready for its new owner to step in and thrive. Charming Homestead with Modern Comforts Built in the 1970s, the original homestead has been meticulously maintained. Cosy up during the Tassie winters with the large wood heater, and enjoy the comfort of double-glazed windows in the dining, lounge, and front bedroom areas. The underfloor insulation ensures a warm and inviting atmosphere throughout the home. Lifestyle Property With Functional Living Spaces Imagine relaxing on your couch or enjoying a home-cooked meal with breathtaking rural views right outside your window. The open-plan kitchen offers a direct view of the backyard, allowing you to keep an eye on the kids as they play on the well-equipped swing set. With three generously-sized bedrooms, all featuring built-in robes, there's plenty of space for the whole family. Additionally, the property includes a rumpus room and a sunroom, with potential to convert the sunroom into a double internal garage (STCA). Extensive Sheds and Outbuildings For those who love their sheds, this property is a dream come true. The well-equipped mancave, complete with a fixed bar, is perfect for entertaining. The powered double garage shed/workshop, featuring a wood heater (after some maintenance is operational), offers ample space for various projects. Additionally, a large tractor/hay shed is essential for a property of this size. Two driveways provide convenient access: one to the main house and the other leading to the tractor/hay shed and paddocks. Exceptional Grazing Land and Panoramic Views Despite some steep areas, the land offers excellent grazing opportunities, currently enjoyed by cattle. Standing at the top of the block, you'll be captivated by the fresh Tasmanian air and stunning 360-degree panoramic views, including the Bass Strait and picturesque mountains such as Mount Dial, Mount Montgomery, Mount Gnomon, Mount Duncan, Black Bluff, and Valentine's Peak. Quality Infrastructure and Water Supply The property has been resurveyed, with new boundary fences on the eastern side, including wallaby-proofing. Multiple paddocks are equipped with up to four water troughs. A large rainwater tank supplies the main house, complemented by two accessible dams. Convenient Location Situated just a 15-minute drive from Burnie CBD, local schools, and beaches, and even closer to Wivenhoe for all your essential needs, this property combines rural tranquility with convenient access to amenities. Experience the beauty and potential of this stunning rural property. Call Maddison or David today to arrange a private inspection and secure your slice of Tasmanian paradise. \*Harcourts Burnie 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. All measurements are approximate.\*