

49 Shelomith Drive, Acton Park

Acton Park - Big Home. Big Land. Big Lifestyle.

Ant's "Fluff-Free" Description...

Some homes are built for living.

Others are built for living properly.




Welcome to 49 Shelomith Drive, Acton Park - a substantial family home sitting proudly on approximately 6,500m² of usable land, where the kids can run wild, the chooks can roam, and Sunday afternoons involve a BBQ instead of mowing postage-stamp lawns.

Built in 1996 and constructed in solid brick, this home delivers the kind of space modern families are crying out for. With five bedrooms, multiple living areas and a versatile floorplan, it adapts easily to growing families, work-from-home life, or even multi-generational living.

Inside you'll find generous proportions throughout with several living zones, spacious bedrooms and practical everyday functionality.

Then step outside and things really open up.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Offers over \$1.275 Million

VIEW

Sat 4th Apr @ 12:15PM - 12:45PM

AGENTS

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AGENCY

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 **LJ Hooker**

The grounds feel more like your own private park than a backyard. There's room for backyard cricket, veggie gardens, playground equipment, sheds and still plenty of grass left for the dog to burn off some energy.

Entertain under the covered patio, enjoy the long verandah overlooking the property, and soak up the privacy and lifestyle that Acton Park buyers are always chasing but rarely find.

Because properties like this don't come along every day.

Large blocks. Big homes. Great locations.

That combination tends to get snapped up pretty quickly.

Property Highlights...

- . Solid brick family home built approx 1996
- . Spacious five bedroom layout ideal for larger or growing families
- . Multiple living areas providing flexibility for family living or working from home
- . Huge 6,500m² approx parcel of usable land offering space, privacy and lifestyle
- . Well positioned kitchen overlooking the main living and dining zones
- . Covered outdoor entertaining area ready for BBQs and weekend gatherings
- . Expansive yard that feels more like your own private park
- . Perfect setup for backyard cricket, veggie gardens or hobby farming
- . Chook shed, cubby house and playground area already in place for the kids
- . Long verandah overlooking the grounds and outdoor entertaining areas
- . Garage plus extensive off-street parking for cars, trailers, boats or caravans
- . Plenty of room to add larger sheds or further improvements if desired
- . Panasonic inverter heat pump plus ceiling heating for year-round comfort
- . Mains water supply connected
- . Septic system in place with no enviro-cycle service fees
- . Underground direct cable NBN connection for reliable internet
- . Peaceful lifestyle location in sought-after Acton Park
- . Easy drive to Hobart CBD, beaches and Hobart Airport

Opportunities like this in Acton Park don't stay available for long. If the space, lifestyle and location appeal to you, we recommend arranging your inspection sooner rather than later.

If Acton Park is on your radar and space is on your wish list, this is one you'll want to see for yourself.

Onwards and upwards to your Acton Park family beauty!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	KQJ1F
Property Type	House
House Size	224 m2
Land Area	6500 m2
Including	Study
	Air Conditioning
	Toilets (3)
	Alarm
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

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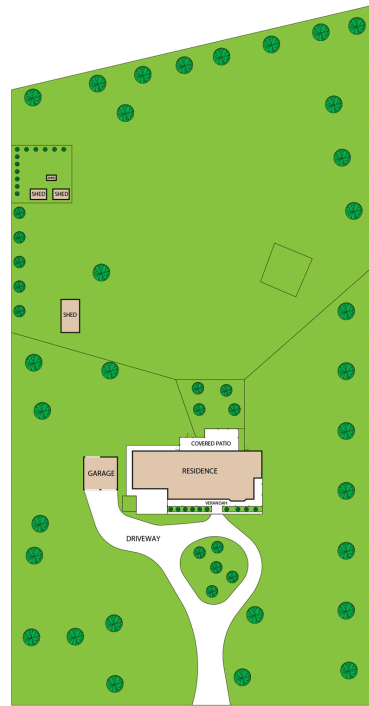
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

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House area: 224 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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