



326 Chauncy Vale Road, Bagdad

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Opportunity awaits

Welcome to 326 Chauncy Vale Road Bagdad sitting on 19 acres of undulating and fully fenced rural peace, sits two homes overlooking the beautiful valley, cojoined and separated by a firewall.

What this property has to offer is endless, dual living at its best, live in one and rent out the other or Airbnb it for that person looking for the country experience which is so popular now days while creating that all important extra income \$, vineyard, hobby farm, agistment just to name a few the possibilities never stop.

The main house has two carpeted living areas, the spacious kitchen has an Emilia gas cooktop and electric oven with the design offering plenty of bench space for creating family meals and all the storage you need, the home is heated by both wood heater and reverse cycle heat pump and drawn through the house with a ducted heat transfer system which heats the whole house.

There are four bedrooms three with built -in robes the main bedroom having a walk-in wardrobe and ensuite with shower and toilet, the main bathroom has been recently renovated and the toilet is separated, the large laundry gives you access to the back of the home.

FOR SALE

Please Call

AGENTS

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AGENCY

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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.

 LJ Hooker

Off the living area is the games / Rump room that is fully enclosed with tiled floor and has wired ethernet connectivity from the lounge room, there is a two-car garage off the Rumpus room, the main house could run the main lights and power off the grid. If the power goes off all that is needed is a generator.

There are 10 solar panels that have an inverter that is big enough to add 10 more panels, and both houses have separate electricity metres.

SECOND HOUSE

The second home has been recently renovated with open plan dining and living areas the kitchen has an induction stove ample bench space and storage; the home is also heated by a wood heater and reverse cycle heat pump. the two bedrooms are large, and both have built in robes.

The immaculate bathroom has both bath and a shower plus toilet, off the laundry is a second living area could be storage or office space for working at home. Also, there is a workshop and garage underneath adjacent is a large carport.

The property has three water tanks over 50,000 litres, three dams the largest dam supplies water to a tank in the top paddock via a water pump that can gravity feed back down to water the orchard which is fully enclosed with established fruit trees apples, cherry, stone fruit 34 in total and gooseberries, mulberries, raspberries and blueberries.

The property is mostly pasture with a fully fenced vegetable garden with electric fence containing ten raised garden beds with grapes and strawberries with water access, every property must have a fully enclosed chicken shed with automatic watering. There are numerous enclosures all with water access and to all paddocks as well what more could you want this property has it all peace and quiet with privacy.

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	3KJ1F
Property Type	House
House Size	245 m2
Land Area	18.95 acre
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Deck
	Built-in-Robes
	Solar Panels
	Water Tank
	Solar Panels x10
	Water tanks x3

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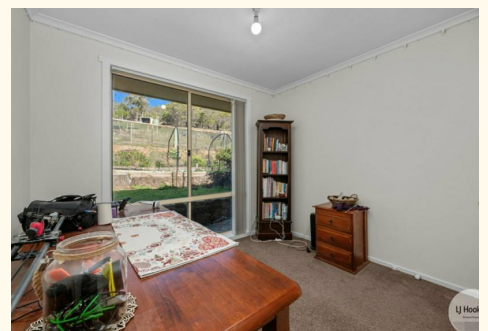
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This floor plan is for marketing purposes only and is to be used as a guide.



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