

65 Nelsons Buildings Road, Brighton

Brighton - Town Water, a Big Shed and Room to Roam on 1.4 Hectares

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

This is the tree-change that does not make you choose.

A solid four-bedroom homestead on its own brand-new title of approximately 1.4 hectares, with town water connected, paddocks and stables ready for the horses, and a 4-bay shed that swallows every toy you own.

Twenty-five minutes to Hobart, freshly painted, and ready for its next chapter.

THE GOOD STUFF:

1. Wake up to your own slice of Champions Run, coffee on the verandah while the horses graze the front paddock and the hills roll away to the north.
2. A home that just feels right, four proper bedrooms with the master

4 2 10

FOR SALE

Please Call

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AGENCY

LJ Hooker Pinnacle Property

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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

tucked away with its own walk-in robe and ensuite, so everyone gets their own corner.

3. Open-plan living built around a crackling Saxon wood heater for winter and a Daikin heat pump for the in-between, cosy whatever Tassie throws at you.
4. Town water connected, yes, town water on acreage, with a 5,000L tank in reserve, all the space of the country without the tank-only headaches.
5. The shed of dreams, a 4-bay Steeline with three roller doors and a drive-thru bay, room for the caravan, the boat, the ute and the project car all at once.
6. Three fully fenced paddocks, three walk-in shelters and two stables, so the horses, the hobby farm or the kids' ponies can move in on day one.
7. Two full-length verandahs made for long lunches, quiet cuppas and watching the weather roll across the valley.
8. Park-like, easy-care gardens already established, all of the charm and none of the weekend-eating maintenance.
9. Freshly painted right through in 2026, so you move in, kick the boots off and simply enjoy it.
10. Room for everyone and everything on approximately 1.4 hectares (around 3.5 acres), the great Aussie dream with space to actually breathe.
11. Twenty-five easy minutes to Hobart and fifteen to Glenorchy, the rural lifestyle without giving up the day job or the good coffee.

THE BORING-BUT-IMPORTANT BITS:

1. Four bedrooms, two bathrooms, double carport plus a 4-bay shed and loads of extra parking.
2. Single-level brick veneer home with a tile roof, approximately 154 sqm of comfortable living.
3. Approximately 1.4 hectares (around 3.5 acres) on its own brand-new title
4. Built in 1981 and well looked after, with a partial renovation in 2020 and a full internal repaint in 2026.
5. Zoned Rural Living, the tree-change zoning buyers keep asking for.
6. Town water (mains) connected, plus a 5,000L rainwater tank.
7. Services include septic, power and NBN.
8. Heating and cooling sorted with a Saxon wood heater and a Daikin reverse-cycle heat pump.
9. Council rates approximately \$1,828 per year through Brighton Council.
10. Staying with the home, the Daikin heat pump, wood heater, ducted vacuum, TV wall mount and fitted ironing board.
11. Offered subject to issue of title, so a switched-on buyer can secure it early while the market keeps climbing.

Acreage with town water this close to Hobart does not sit around.

If the shed made you smile and the paddocks made you plan, this is your move.

Contact: Ant Manton - 0408 621 856 -
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Onwards and upwards to your next country chapter!

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	UDJ1F
Property Type	House
House Size	154 m2
Land Area	14000 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Grey Water System
	Water Tank

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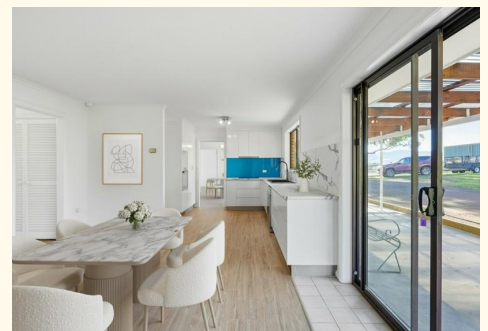
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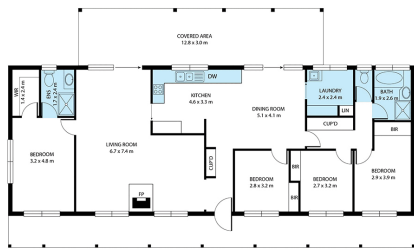
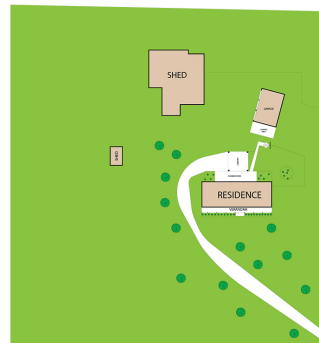
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House area: 154 sqm

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

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