

21 Waterson Lane, Carlton

Carlton, Thirty Two Acres With A Shed That Changes Everything

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

Thirty-two acres of clean pasture rolling northeast toward Carlton River and Frederick Henry Bay.

A 2014 home built to face every last bit of that view.

And a 480sqm powered shed sitting well clear of the house, waiting for whatever you have been storing in three different places.

This is the rare one where the land, the home and the shed are all as good as each other.

THE GOOD STUFF:

1. The view does the heavy lifting. Raked ceilings, a wall of glass, and the whole valley falling away to Carlton River and Frederick Henry Bay with Sloping Island and the Isle of Caves sitting out on the water. You will still be looking at it in ten years.

2. A 480sqm powered shed. High clearance sliding doors, concrete

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FOR SALE

Offers over \$1.75 Million

VIEW

By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



apron, its own bathroom, and positioned well away from the house so the noise stays where it belongs. Boats, trucks, machinery, the project car, the lot.

3. The games room and bar pavilion. A standard size 8 ball table, foosball, a proper bar with a kitchenette, room for the gym gear and its own bathroom. Nobody traipses through the house, and you become extremely popular on a Saturday.

4. The kitchen people actually cook in. A big island bench, a walk-in pantry, wall oven and a run of bench that just keeps going, with the view sitting right there over the sink.

5. Two living zones and a home office. The open living and dining run the length of the view, and a separate family room sits off the kitchen. Wood heater roaring in the main zone, and the reverse cycle for the days you cannot be bothered splitting kindling.

6. The entertaining setup is finished, not planned. A long-covered deck off the living room, a paved alfresco with a wood fired pizza oven, and an enclosed BBQ hut for the days the weather has other ideas.

7. A spa lit up at dusk. Sit in it, look at the sunset over the paddocks, and tell yourself you have made good decisions.

8. The main suite is a proper retreat. Its own end of the house, a huge walk-through robe and an ensuite with a corner spa and a walk in double headed shower.

9. It is built for kids and dogs. Enclosed house yard, playground and swings, a rotunda with a firepit, and thirty-two acres to run out of energy on.

10. Land that earns its keep. Fenced paddocks, several dams, established sheep yards, glasshouses and enclosed vegetable gardens. Run stock, grow your own, or just enjoy the elbow room.

11. Country address, coastal postcode, city still in reach. Carlton Beach and the surf club are five minutes down the hill, Sorell handles the shopping in twenty, and the Hobart CBD is about forty.

THE BORING-BUT-IMPORTANT BITS:

1. 3 bedrooms plus a dedicated home office, 4 bathrooms, and a full laundry with outside access.

2. House approximately 268sqm under roof, single level throughout.

3. Land 13.27 hectares, 32.79 acres, Volume 120499 Folio 3, Lot 3 on Plan 120499.

4. Built 2014, so the whole place is still young - and the maintenance list is short.

5. Colorbond walls and Colorbond roof, low upkeep and built for a Tasmanian winter.

6. 480sqm shed and a 63sqm games room pavilion, both with power and their own bathroom.

7. Zoned Agriculture under the Sorell Local Provisions Schedule, which is what keeps the rural feel around you. A home-based business run from the house is permitted.

8. Rainwater tanks and dam water with an on-site wastewater system.

No water bills, and the tanks are already in place.

9. Heating and cooling by wood heater and reverse cycle, with the northern glass doing plenty of the work for free.

10. Sorell Council, rates approximately \$2,730 per year including the fire levy and waste charge.

11. Offers Over \$1.75 Million. Rental appraisal, folio text, plan, property report and council detail all available on request. Thirty-two acres with a shed like this, ten minutes from the beach and forty from town, is not a listing that comes around twice in a year.

Bring your boots and come and have a proper look.

Private inspections by appointment, and I will happily walk the whole boundary with you.

Contact: Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

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	XJJ1F
Property Type	House
House Size	268 m2
Land Area	13.27 hectare
Including	Ensuite
	Study
	Air Conditioning
	Toilets (4)
	Alarm
	Pool
	Spa
	Courtyard
	Balcony
	Deck
	Gym
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Grey Water System
	Water Tank

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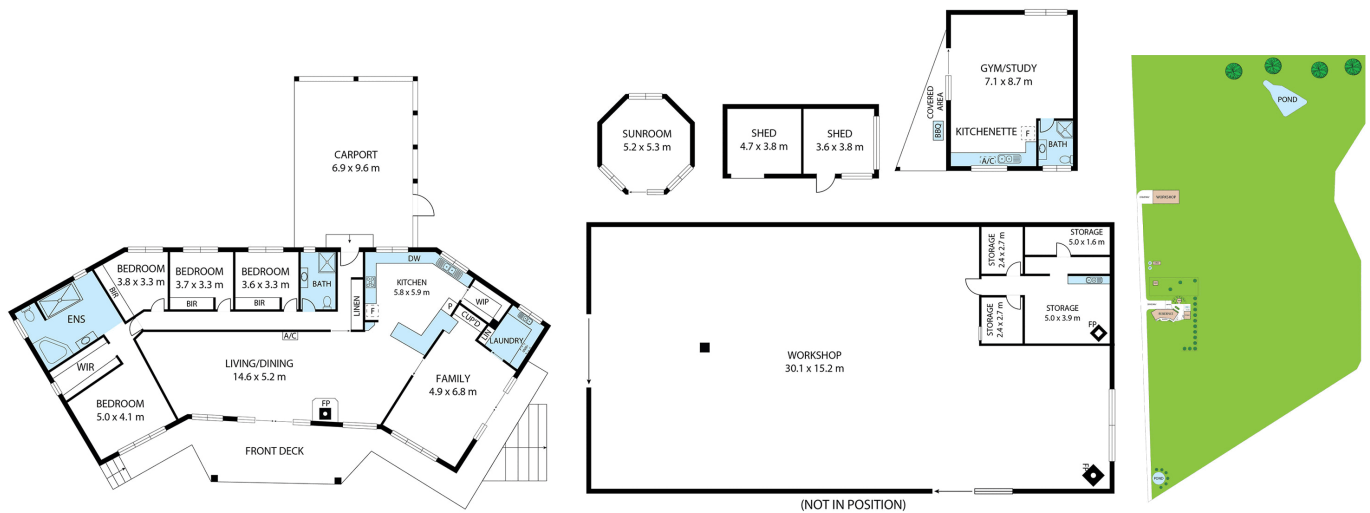
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Approx. house area: 268 sqm

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

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