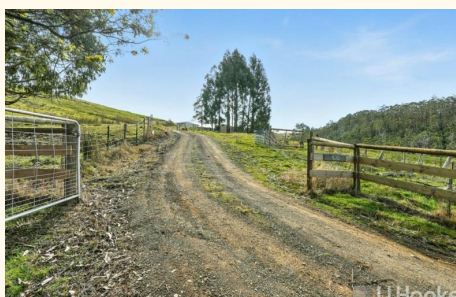




\*Approximate Boundaries



300 Glenbervie Road, Dover

## 21 Acres, 4 Dams, 4 Tanks, Big Workshop &mdash; Rural Lifestyle with Serious Infrastructure

Set on 8.78ha (approx. 21.7 acres) of gently rolling pasture, this Dover lifestyle property combines comfort, practicality, and self-sufficiency in one outstanding well rounded package.

The north-east facing farmhouse is warm and inviting, offering three sunlit bedrooms, an open-plan kitchen and living area, and the charm of a slow-combustion wood heater with wetback. Perfect for year round comfort. The kitchen is well-equipped with an Omega oven and gas cooktop, while the adjoining spaces extend easily to an outdoor entertaining area overlooking the gardens.

Practical features include:

- Four dams and four water tanks, ensuring excellent water security
- Large workshop plus multiple outbuildings, suited for storage, hobbies or projects
- Fully fenced paddocks, ready for livestock or horses
- Fenced house yard, ideal for keeping pets secure while keeping

3 1 4

**FOR SALE**

Offers Over \$595,000

**AGENTS**

Cara Montgomery

0410 787 846

cmontgomery@ljhpinnacle.com.au

**AGENCY**

LJ Hooker Pinnacle Property

(03) 6272 8177

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

livestock out

- Fruit trees in a fenced orchard, alongside a productive vegetable garden
- 2kW solar system feeding back into the grid
- ADSL and Starlink internet available, offering reliable connectivity for work or lifestyle

The land is gently sloping, highly usable and adaptable, whether your focus is grazing, growing, or simply enjoying the freedom of acreage living. With solid improvements already in place, it's a property that supports both lifestyle and future potential.

Dover District School is a small, community-focused school catering from early learning through to Year 12. Recent upgrades have modernised the facilities, allowing local students to complete their education without leaving the area.

Just 3km from Dover's beaches, local shops, cafes, school and community amenities, this property offers the rare chance to live a sustainable country lifestyle without losing convenience. Huonville is only 40km away, with Hobart still within reach.

If you're looking for land, lifestyle, and the security of abundant water and storage — this property has it all.

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	9KJ1F
Property Type	House
House Size	104 m2
Land Area	21.7 acre
Including	Toilets (1) Water Tank

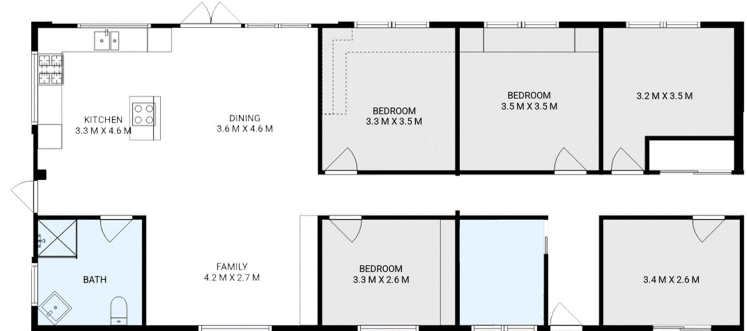
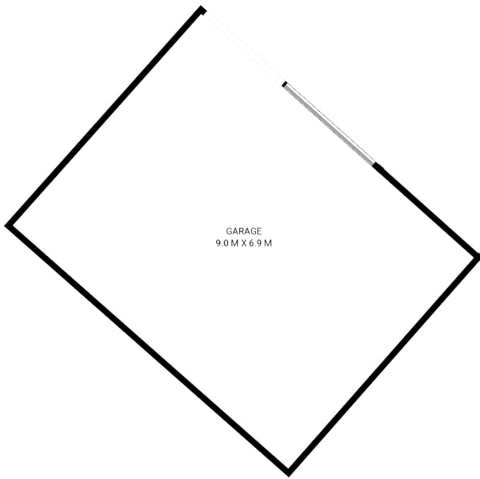
**Cara Montgomery 0410 787 846**

Property Representative | [cmontgomery@ljhpinnacle.com.au](mailto:cmontgomery@ljhpinnacle.com.au)

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**300 Glenbervie Road, Dover**  
House area: 135 sqm

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