



277 Church Road, Dromedary

## Modern Country Living with a City Connection




A Refreshing Family Lifestyle

If you have been dreaming of more space without losing your connection to the city, this beautifully updated 4-bedroom weatherboard home is an ideal solution. Set on approximately 4 hectares, this property offers a genuine country lifestyle where 1960s character meets contemporary family comfort. From the original polished timber floors to the mountain and valley views, this is a home designed for effortless family living.

A Home Designed for Family Life

The heart of the residence is a bright, open-plan space featuring a kitchen equipped with subway tiling and a convenient walk-in pantry. The stove was newly installed in 2023, and the dining area flows into a living room where large windows frame stunning country views. For those who love original character, the lounge fireplace is currently capped but offers the potential to be reinstated to its former glory.

The accommodation is perfectly suited for a growing family:

4  1  0 

**FOR SALE**

Please Call

**AGENTS**

Nicholas Emery  
0439 554 623  
nemery@ljhpinnacle.com.au

Simon Parsons  
0438 296 830  
sparsons@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**

- **Comfort Year-Round:** A high-efficiency heat pump was installed in March 2023 and has been professionally maintained annually.
- **Energy-Efficient Upgrades:** A new, large 300L heat pump hot water cylinder—controllable via an app to maximize power savings—was installed in late 2024.
- **The Master Suite:** A sunny master bedroom featuring a private walk-in robe.
- **Family Bathroom:** Great for a busy household, featuring a modern double vanity alongside the character of the original pink bath and a separate shower cubicle.
- **Professional Refresh:** The separate cloakroom (toilet) was professionally gutted and replaced in 2025, now benefiting from a new vanity, fully tiled floor, and plenty of power sockets.
- **Refined Interiors:** Custom curtains and roller blinds were professionally installed throughout the lounge, main bedroom, kitchen and bathroom in 2024.

### Space to Play, Grow, and Explore

Outside, the property provides a wonderful environment for children and pets to explore. The land offers a mix of cleared areas, terraced gardens, and sloping native forest at the rear—home to local echidnas, bandicoots, wombats, and diverse birdlife. Having previously hosted goats, chickens, and sheep, the acreage is well-suited for those looking to continue a lifestyle with livestock.

The extensive infrastructure has been meticulously updated for peace of mind:

- **Water Security:** Total storage of 29,000L (24,000L and 5,000L tanks) added in 2022, featuring a connected system with a new pump and a convenient street-side connection for easy water cartage refills.
- **Storage & Outbuildings:** The property includes a new tin shed on a fresh slab (2025) and a possum-proofed tool shed. The original 12m x 5m garage remains on-site, offering substantial space for storage.
- **Fencing & Grounds:** The interior yard features wallaby-proof fencing with a chicken wire skirt added in 2023 to keep the garden secure from wildlife.
- **Ready for Revitalisation:** While the existing goat shed and chicken coop are older, they provide a great foundation for those looking to embrace the hobby-farm lifestyle.

### The Best of Both Worlds

Experience the tranquillity of the Derwent Valley without the isolation. Stay connected with high-speed satellite internet via Launtel while enjoying the occasional winter snowfall. This home offers a peaceful rural retreat 15 minutes from New Norfolk, 10-minutes from Bridgewater, and a 30-minute commute to Hobart City in (off-peak traffic).

Give your family the room they deserve and start your next chapter in Dromedary today.

The information provided has been obtained from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations and seek independent verification of all details before entering into any agreement.

## MORE DETAILS

Property ID SFJ1F  
Property Type House  
House Size 126 m2  
Land Area 4.09 hectare  
Including Toilets (1)  
Balcony  
Deck  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

### Nicholas Emery 0439 554 623

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

### Simon Parsons 0438 296 830

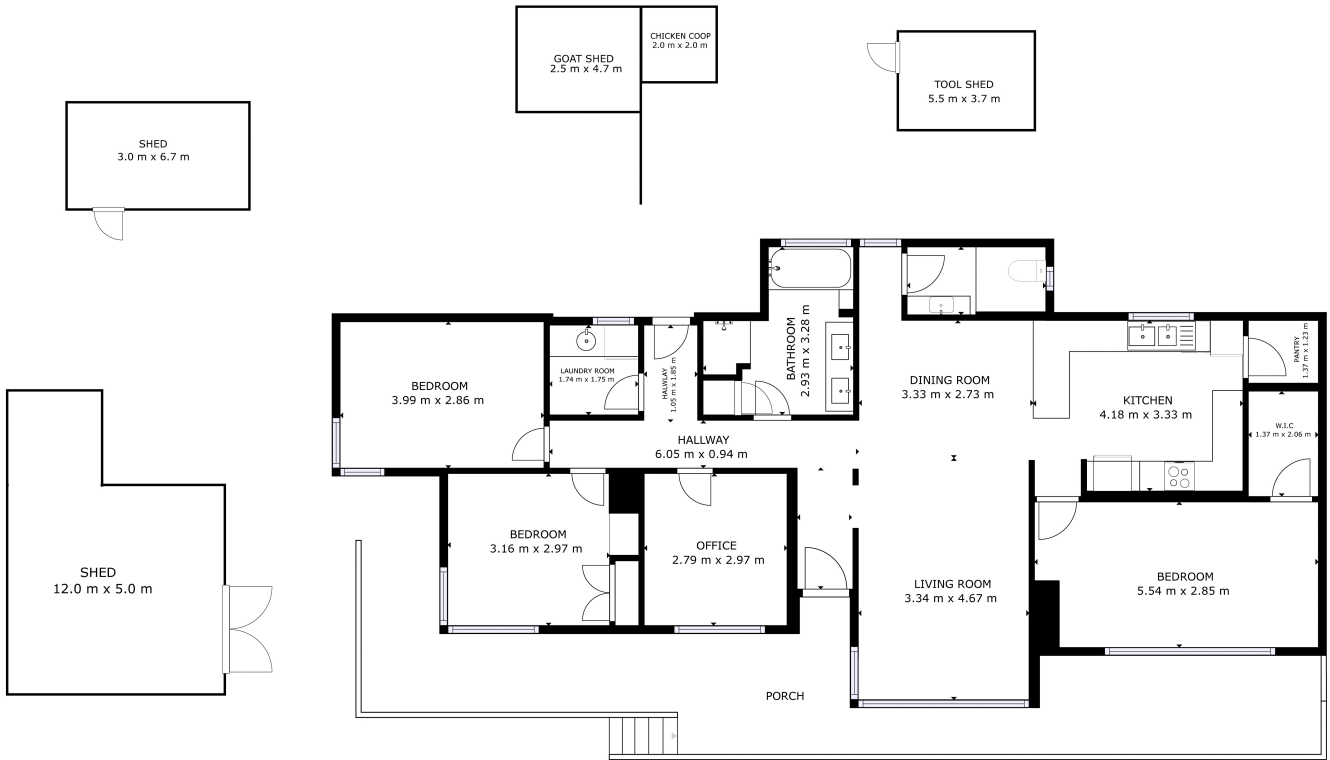
Owner | Managing Director | [sparsons@ljhpinnacle.com.au](mailto:sparsons@ljhpinnacle.com.au)

### LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhpinnacle.com.au](mailto:hello@ljhpinnacle.com.au)





100% RENT GUARANTEE  
 100% RENT GUARANTEE

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.