

934 Ellendale Road, Ellendale

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## Location, convenience, lifestyle

934 Ellendale Road presents an exceptional opportunity for those seeking a harmonious blend of work and home. This spacious, beautifully renovated property offers a comfortable and versatile lifestyle, ideal for families or couples seeking a peaceful retreat.

Originally the village store and post office, the current owners have transformed the space into a welcoming and functional living area. The home features separate dining and lounge areas, complete with a wood heater and heat pump for year-round comfort. The adjoining post office, operated by the vendors, provides a convenient service for the community and is a great income stream operating five days a week. Whether you see yourself owning and operating the successful Post Office, it is not a requirement to provide continuance if so desired.

Nestled in the heart of Ellendale, this property offers stunning country views and easy access to local amenities. The extensive renovations have transformed the 1890s building into a modern and comfortable home, boasting approximately 260 square meters of living space. The spacious kitchen, designed for the home cook, features high-quality appliances and ample storage. The elegant bathroom includes a clawfoot bath, double vanity, and separate shower and toilet.

### FOR SALE

Offers Over \$555,000

### AGENTS

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### AGENCY

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(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.



A sunroom, heated by a Braemar heater, leads to covered decks, providing ample space for outdoor entertaining. The property also features two open sheds, water tanks, storage containers, a gazebo, and an acre of level garden with native trees.

Sustainability-minded buyers will appreciate the property's 30 solar panels, which are divided into two systems. The main home is powered by 12 panels, while 18 panels and a 10kW battery supply the post office.

Ideal for families or couples seeking a peaceful lifestyle, this property offers easy access to schools, parks, and recreational activities. Located just 30 minutes from New Norfolk and 1 hour 10 minutes from Hobart, 934 Ellendale Road provides the perfect balance of tranquillity and convenience. The business is optional, but the owners are prepared to sell as a house only.

Contact us for a private inspection and explore the potential for residential, commercial, or retail use.

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	2J1F
Property Type	House
House Size	260 m2
Land Area	4236 m2
Including	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Grey Water System Water Tank

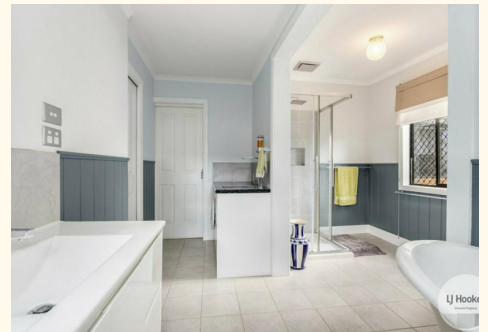
**Nitin Joshi 0452 106 293**

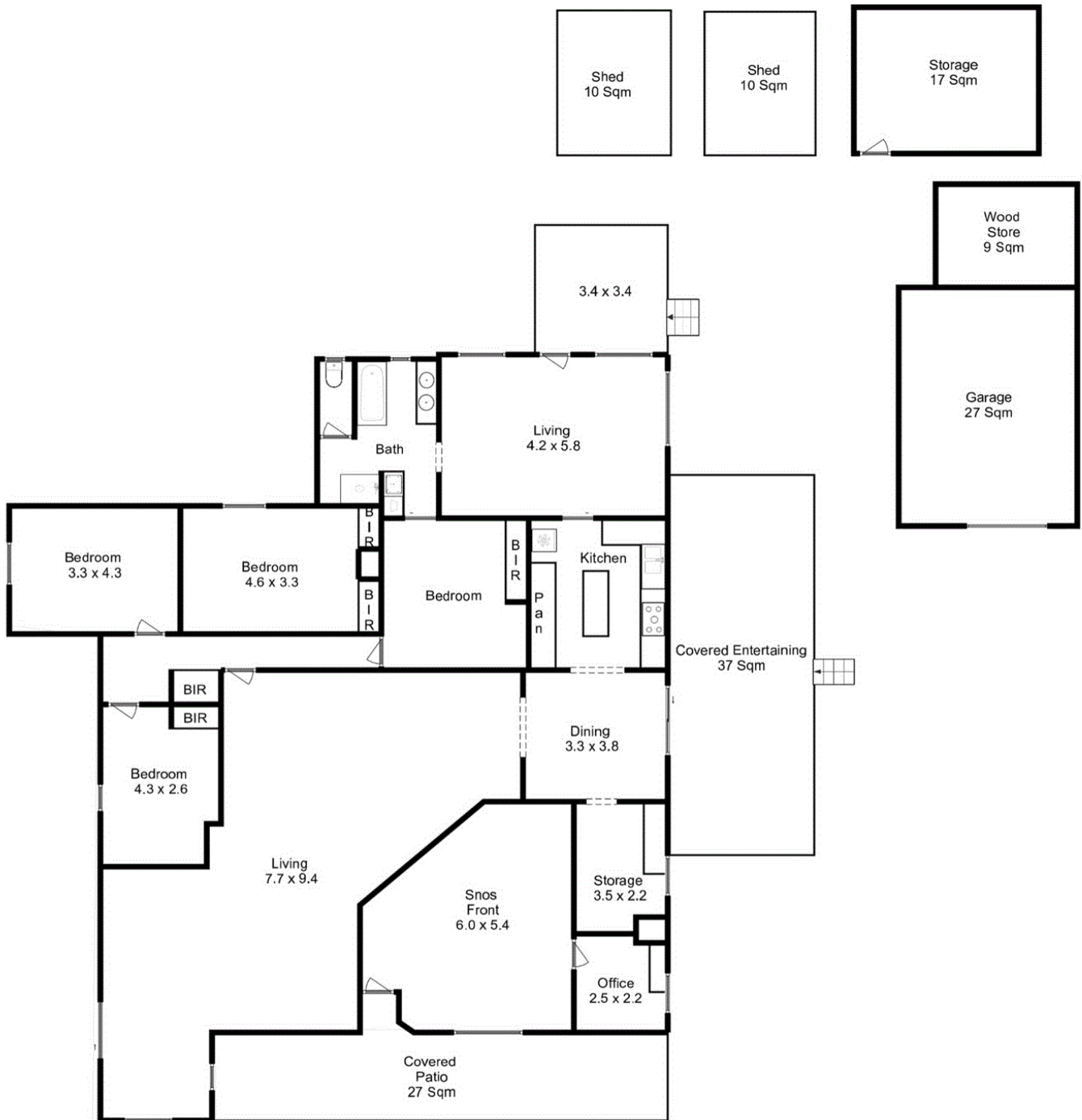
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Approximate Living Area: 260 Sqm



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



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