



Hayes, 92 Kilderry Road

Country living or small business potential at its best on over half an acre

Don't miss out on this one!

This property is well set up for self-sufficiency or for those seeking a small hobby farm. There is plenty of room for your vehicles, boat and caravan, an alpaca or two and your chickens. With an easy 25 minute commute to Hobart's northern suburbs, why would you live anywhere else!!

Situated only 5 minutes away from the bustling township of New Norfolk, (rated one of Tassie's top tourism towns in 2021) this magnificent property would be perfect for a growing family with so much on offer including a fully fenced generous parcel of land being 2277 m2.

Offering large uninterrupted breath-taking views of the beautiful Derwent Valley. Positioned on a convenient horseshoe road right off the Lyell Highway that is gateway to the Central Highlands best trout fishing and World Heritage National Parks including Mt. Field and Russell Falls.



Disclaimer: 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.

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For Sale
Offers Over \$539,000

View
By Appointment

Contact
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LJ Hooker Pinnacle Property
(03) 6272 8177

Located close to numerous attractions in the Derwent Valley including the Salmon Ponds, Sorrell Creek Speedway and Tynwald Park (Tassie's biggest family and activities park) with mail service and rubbish collection available, (including fortnightly recycling collected) and keep the kids happy with Fixed NBN and great mobile reception, school bus picks up and drop off outside your doorstep, PRIMWOOD offers you convenient rural living at its best.

In this highly sought after location, properties with this much on offer rarely become available, so why wait? Book your inspection today!!

PROPERTY FEATURES:

3 bedrooms plus rumpus (3 include heat pumps)

Updated kitchen with new heat pump

Tasmanian Oak polished timber flooring throughout

Wood heater in Lounge room with hand crafted river stone feature.

Freshly painted Exterior and roof

8x solar panels to help with your power bills or potential to go off grid.

Beautiful established gardens including Blackwood and Gums, fruit trees under gravity-feed irrigation (Apple, pear, lemon, cherry, apricot, Canadian maple, figs and more).

4x poly rainwater tanks totalling 50,000 L of holding capacity (42,000 plumbed into house plus additional 3x water tanks totalling 8,000 L for irrigation/gardens)

Fully fenced ensuring plenty of privacy, while keeping children and animals safe

Double carports

Lockable single car garage or man's cave with cement flooring and power with attached separate wood/tool shed.

6m x 4m colour bond shed with concrete flooring.

Children's cubby house

Poly tunnel hot house (3m x 6m)

Fixed wireless WBN connected and upgraded.

School bus pick up and drop off to all schools in New Norfolk

Daily Mail Service

Weekly Rubbish collection, plus recycling rubbish collected fortnightly.

Rates \$900 p.a (with concession)

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.



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More About this Property

Property ID	4Y6KFCS
Property Type	House
House Size	90 m ²
Land Area	2277 m ²
Including	Air Conditioning Toilets (1) Deck Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced Solar Panels Water Tank

Nicholas Emery 0439 554 623

Property Representative | nemery@ljhookerpinnacle.com

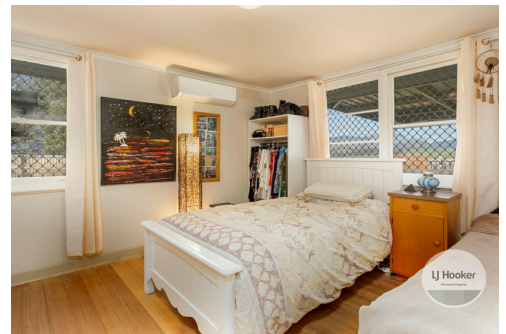
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