



## Nietta, 1089 Loongana Road

### Gorgeous Country Cottage on 25 Acres

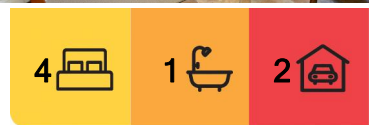
Charming 4 bedroom cottage on a single and accessible level  
25 acres (approx.) of pristine, undulating land  
Ideal for small scale grazing, cropping or hobby farm  
Spring water, cattle troughs, veggie patch and loads of storage  
Rural position yet only 40 mins (approx.) to Ulverstone and 50 mins (approx.) to Devonport

On the doorstep of spectacular natural wonders such as Leven Canyon and Black Bluff, this meticulously cared for cottage is a breathtaking find! Perched on 25-acres (approx.) of beautiful and usable land, this hidden homestead offers space and comfort, the perfect place to relax and unwind from the busyness of everyday life.

Country-style gardens line the mostly fenced perimeter of this character filled home, which presents a thoughtful layout across a single level. A quintessential front porch greets you on arrival and is an idyllic spot for a morning cuppa.



**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.



**For Sale**  
\$530,000

**View**  
[ljhooker.com.au/7Z9HVM](http://ljhooker.com.au/7Z9HVM)

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**LJ Hooker Devonport**  
0473 104 200

A central hallway separates the accommodation from the living areas which include a lounge and dining room. The kitchen has been updated to incorporate modern appliances and ample storage. The home comprises 4 decently sized bedrooms which share a family bathroom and a separate toilet.

Other property highlights include:

- A mudroom/enclosed rear porch
- A 6m x 6m (approx.) double garage
- Huge shed/storage room
- Multiple woodfired heaters

The landscape of your new backyard is as stunning as it gets. Gently rolling hills framed by bushlands create ideal grounds for small scale grazing, cropping or running a hobby farm. The natural spring provides a water source and the established veggie patch allows you to live off the land!

Despite the secluded and peaceful atmosphere, its hard to believe you are only 40-minutes (approx.) to Ulverstone and 50-minutes (approx.) to Devonport, both hubs that are brimming with all the major amenities you desire including supermarkets, retail outlets, schools and a variety of services.

Ready to move in immediately, spend Christmas on the farm with family, friends and animals and explore all that this amazing region has to offer. Call now to arrange an inspection today.

The information contained herein has been supplied to us by sources which are considered reliable and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

## More About this Property

<b>Property ID</b>	7Z9HVM
<b>Property Type</b>	House

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