



51 Logie Farm Road, Orielton

Orielton - Sandstone, Sunsets and Room to Breathe

Ant's "Fluff-Free" Description

Solid sandstone, a deck the size of most backyards and just over an acre of established gardens between Richmond and Sorell. This is the home you pull into on a Friday night and don't leave until Monday. Space for the family, sheds for the toys, and the kind of quiet you can actually hear.

The Good Stuff:

1. Built in sandstone and properly looked after, it feels as solid as the day it was laid, and it only gets warmer with every winter.
2. An 86m² sun deck with glass balustrading, where the spa bubbles, the chiminea crackles and the sun drops behind the hills.
3. A big living and dining room with a wood fire and walls of glass, so the view does all the decorating for you.
4. A separate family room with a bay-window seat that will be someone's favourite reading spot by the end of week one.

4 2 4

FOR SALE

Offers over \$895,000

VIEW

By Appointment

AGENTS

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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.



5. A main bedroom retreat with a walk-in robe and a corner spa ensuite, made for the long soak after a long day.
6. Three more bedrooms with built-in robes, plus a study for homework, bills and everything in between.
7. A separate timber-lined studio away from the main house, with its own robe: hobby room, home office, art space or a quiet escape.
8. A double garage plus a garage, shed and covered bays, so the ute, the boat, the mower and the weekend projects all get a roof.
9. Warm in winter and comfortable in summer, with a wood heater and two heat pumps doing the heavy lifting and solar panels on the roof lending a hand.
10. Established, waterwise gardens that flower through the seasons, plus open lawn for kids, dogs and backyard cricket.
11. Country quiet with town close by: around 11 minutes to Richmond, 12 to Sorell, 24 to the airport and 35 to the Hobart CBD.

The Boring-But-Important Bits:

1. 4 bedrooms • study • 2 bathrooms • separate studio • double garage plus extra garaging and sheds
2. House approx. 246m²; (floor plan) with an approx. 86m²; sun deck
3. Land 4,341m²., just over an acre, on its own freehold title (Volume 170464 Folio 1)
4. Built in 1986 and extended in 2006
5. Sandstone construction under a low-maintenance Colorbond roof
6. Zoned Rural, City of Clarence, the lifestyle setting you came for
7. Tank water: a 46,000L tank to the house plus two 22,000L tanks, so no water bills
8. Ozzi Clean treatment system, bottled gas hot water and NBN fixed wireless
9. Heating and cooling: wood heater plus two heat pumps, with solar panels on the roof
10. Council rates approx. \$461 per instalment (2025/26)
11. Rental appraisal available on request • Price: Offers Over \$895,000

Stone homes on an acre this close to Hobart don't come up often, and they don't hang around when they do. Book your inspection now and see the deck at sunset for yourself.

Call or text Ant to book your inspection or grab the full buyer pack.
Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

Onwards and upwards to your next country chapter!

"I Work Harder - It's THAT Simple!"

Disclaimer: 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	YUJ1F
Property Type	House
Land Area	4341 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Spa
	Courtyard
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Solar Panels
	Grey Water System
	Water Tank

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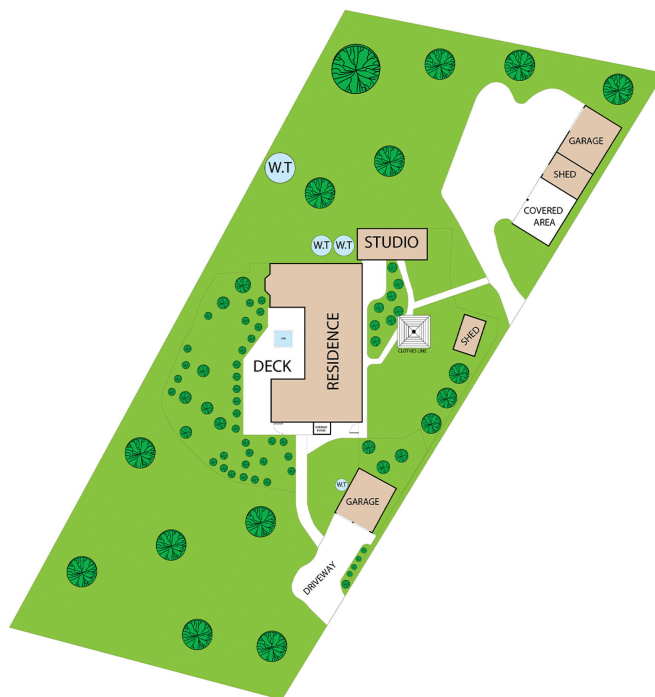
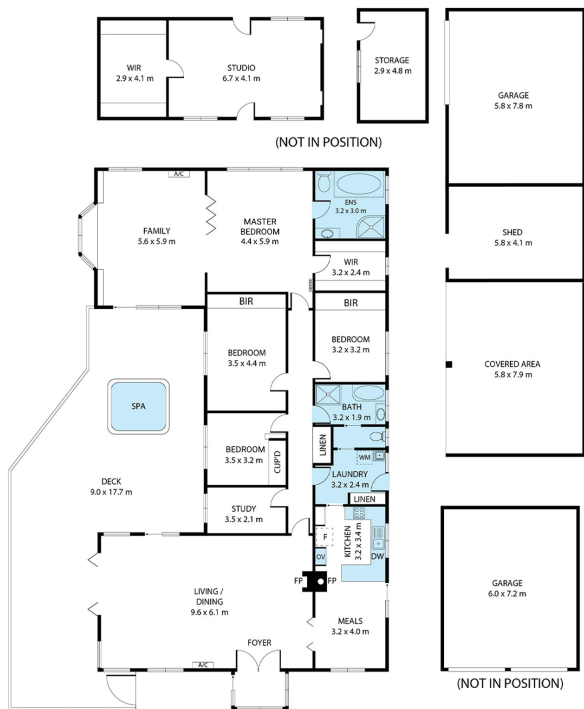
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Total approx. house area: 246 sqm

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

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