



96 Allambie Road, Orielton

Orielton - Over 3 Acres, One Very Practical Home

Ant's "Fluff-Free" Description...

Some properties try very hard to sound lifestyle.




This one just gets on with being one.

Set on approximately 1.26 hectares (that's just over 3 acres) of level land, 96 Allambie Road gives you the space people keep saying they want, without handing you a house that looks like it needs three Bunnings trips before lunchtime.

The home itself is comfortable, practical and easy to live in. The land is usable. The shedding is useful. The verandahs are exactly where they should be. And yes, there is enough room here for kids, pets, chooks, vehicles, hobbies, trailers, tools and whatever else seems like a great idea after watching two YouTube videos.

The Good Stuff...

- Approx. 1.26 hectares of level land - just over 3 acres, so you get genuine breathing room

4  2  8 

FOR SALE

Offers over \$1.1 Million

VIEW

Sat 20th Jun @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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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.

 **LJ Hooker**

- Fully fenced yard, ideal for families, pets and lifestyle use
- Freestanding home built in 2014
- Four bedrooms
- Two bathrooms
- Single-level layout with a practical, family-friendly floorplan
- Front and rear verandahs
- Open-plan living, dining and kitchen area
- Generous main living space with plenty of natural light
- Freestanding wood heater for the proper country-home feeling
- Reverse-cycle heat pump for year-round comfort
- Single heat transfer kit helping move warmth through the home
- Kitchen with Westinghouse oven, induction cooktop, Whirlpool dishwasher and good bench space and storage
- Main bedroom with robe space and direct access to bathroom facilities - plus a free standing bath for TRUE luxury...
- Remaining bedrooms are well placed away from the main living zone
- Family bathroom with bath and separate shower
- Spacious laundry
- 6x8m Colorbond double garage with remote doors
- Loads of off-street parking
- Undercover storage area for a tractor, ride-on mower or other very important lifestyle machinery
- Delightful Cottage/BBQ hut for entertaining, storage or flexible use
- Chook shed
- Potting shed / cubby house
- 2 x 23,500L water tanks

- Envirocycle system

The Lifestyle Bit...

This is the kind of place that suits buyers who want space, but still want life to be manageable.

You can have the garden.

You can have the animals.

You can have the shed.

You can park the trailer, boat, caravan or work ute without needing a family meeting first.

And unlike some acreage properties, you are not buying into an endless list of "character features" that actually mean repairs. That is real estate code we are all pretending not to understand.

The Practical Bit...

The land is level and usable

The home is modern enough to keep life simple

The shedding and storage are genuinely useful

The layout works for families

The setting gives you space without feeling isolated

Orielton gives you that semi-rural lifestyle while still keeping Sorell, Richmond, Cambridge and Hobart within sensible reach

No smoke and mirrors.

No "rare offering" nonsense.

Just a very useful home on a very useful block.

If you have been looking for land, comfort, shedding and space to actually live, 96 Allambie Road is well worth your time.

Onwards and upwards to your slice of semi-rural paradise!

"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 SDJ1F
Property Type House
House Size 155 m2
Land Area 12600 m2
Including Ensuite
Air Conditioning
Toilets (2)
Fire Place
Courtyard
Balcony
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Water Tank

Ant Manton 0408 621 856

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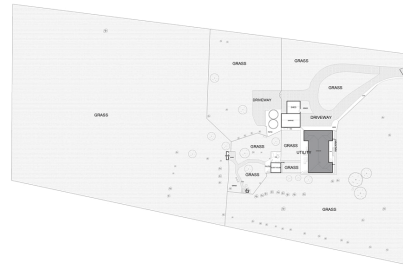
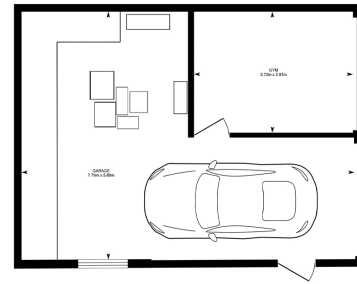
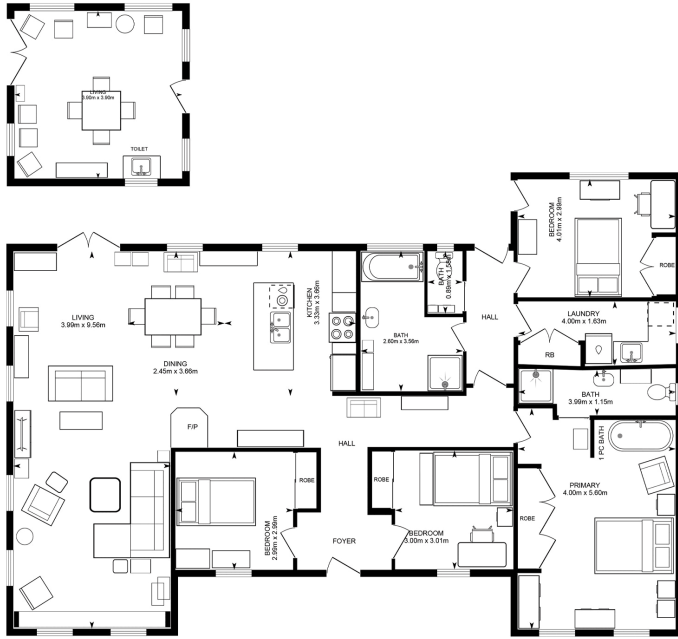
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96 Allambie Road, Orielton

House area: 155 sqm

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

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 LJ Hooker