



## Preolenna, 2402 Preolenna Road

### UNDER CONTRACT

#### A Breath Of Country Charm

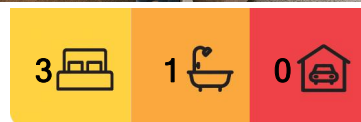
Preolenna is a small rural community located about 25km inland from Wynyard. Travel through lush farmland, past forestry and you find a quaint cottage like property that is part of the towns history. Once the Old Headmasters Cottage for the Preolenna school. It is situated right in the middle of the township - Circa 1900. This property has charm and character to match its history. The property has undergone some changes since its original build but all with good taste. A must see for anyone wanting to be out of town, perfect for those seeking to see open spaces but wanting to forgo land management.

#### Property features:

- Main sun-filled bedroom with built ins, ensuite and mantelpiece
- Ensuite with corner shower, toilet and built in storage
- Second bedroom with sunroom
- Third bedroom with built ins and mantelpiece



**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**  
Please Call

**View**  
[ljhooker.com.au/JU3FD3](http://ljhooker.com.au/JU3FD3)

**Contact**  
**Theresa Button**  
0419 395 274  
[tbutton.wynyard@ljhooker.com.au](mailto:tbutton.wynyard@ljhooker.com.au)

**LJ Hooker Wynyard**  
**(03) 6442 3477**

- Second and third bedrooms are co-joined (one large bedroom or a second living)
- Open plan kitchen, dining and living space
- New vinyl plank flooring compliments the older style kitchen
- Kitchen with freestanding oven, pantry and rural views
- Family sized lounge with storage and built in wood heater
- Original hearth and mantelpiece
- Large laundry with separate toilet (Would be a main bathroom with addition of shower/bath)
- Aluminium windows and high ceilings

#### Outdoor Features:

- Outdoor covered patio area
- 2.9x 5.3m (approx.) shed
- Room for a larger shed/mancave STCA
- Established veggie gardens and garden shed for storage
- Established fruit trees including Apple, Cherry, Nectarine, Golden drop Plum and Greengage
- Dual access onto property with a secure yard
- 2x water tanks and installed septic system

#### Info to Know:

Building Size: 112sqm (approx.)

Land Size: 642sqm (approx.)

Beds: 3

Baths: 1 ensuite

Toilets: 2

Built: 1900 (Approx)

Construction: Imitation weatherboard

Council Rates: \$950 P/A (approx.)

Call Theresa TODAY to organise your private inspection

The information on this website has been provided to LJ Hooker Wynyard by third parties.

While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates



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## More About this Property

|                      |                                   |
|----------------------|-----------------------------------|
| <b>Property ID</b>   | JU3FD3                            |
| <b>Property Type</b> | House                             |
| <b>House Size</b>    | 112 m <sup>2</sup>                |
| <b>Land Area</b>     | 642 m <sup>2</sup>                |
| <b>Including</b>     | Ensuite<br>Toilets (2)<br>Wynyard |

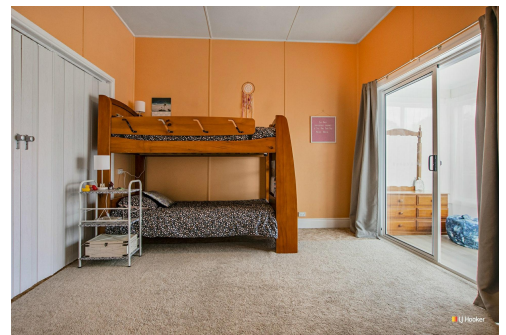
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