

## Sassafras, 143 Kays Road

Small Acreage Close to Town, Family Home, Large Shed with Granny Flat

How many boxes can you tick?

- Small acreage just out of town
- Popular Sassafras
- Endless Water from the bore
- Country style home plus granny flat
- Large shed with high access door
- Dual heating
- Secure backyard
- Established Orchard
- Paddocks with continual bore water
- Stock Holding yard with race yards and ramp
- Solar Panels



**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.

3

2

5

**For Sale**

Offers Over \$650,000

**View**

By Appointment

**Contact**

**Melissa Burt**

0448 564 561

melissa.burt@ljhooker.com.au

**Michael Ziegler**

0409 764 219

michael.ziegler@ljhooker.com.au

**LJ Hooker Devonport**  
0473 104 200



Double carport

Tank water with a new pump

Have you been searching for a home on small acreage to establish and enjoy your Tasmanian lifestyle, you have just found it.

Set on almost 5 acres of well fenced paddocks with new fencing and bore water with a new submersible pump to troughs, multiple chicken and duck yards, solar panels, woodheating, reverse cycle heating, the home has 3 bedrooms, 2 bathrooms plus there is a 1 bedroom granny flat for the family members who want independence, the quintessential veranda out the front and loads of parking space.

At the end of a no through road, close to a fabulously small country primary school and within a short drive to Latrobe the home is very well located for family life.

Enjoying all day sun in the living areas with the bonus of a sunroom, there is a ducted heat transfer system and Warm and Dry Air Flow keeping the whole house cosy with the woodheater and reverse cycle heatpump and a new heatpump hot water cylinder.

The updated kitchen and spacious dining room feature internal brick and Tasmanian timber adding to the country home feel and the lounge room opens onto an expansive undercover entertaining area and secure backyard.

Multiple garden sheds, new sheep yards, green houses, raised vegetable garden beds, established orchard with espaliered fruit trees and raspberry patch, there is a lot to love here with the hard work already done and waiting for you to enjoy.

If you have been dreaming of a Tasmanian country lifestyle where you can create a hobby farm, become self sufficient or simply want more space around you, look no further you have found it.

\*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

Property ID	891HVM
Property Type	House
Land Area	4.85 acre
Including	Air Conditioning Ducted Heating Toilets (3) Dishwasher Built-in-Robes Fully Fenced Solar Panels Water Tank

**Melissa Burt 0448 564 561**

Principal | melissa.burt@ljhooker.com.au

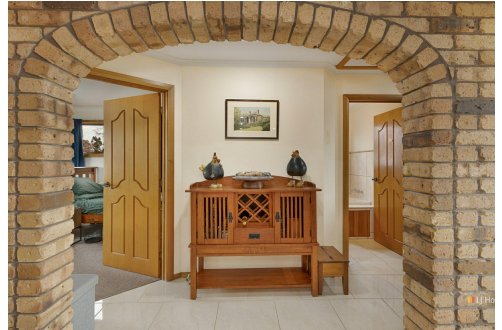
**Michael Ziegler 0409 764 219**

Licensee | michael.ziegler@ljhooker.com.au

**LJ Hooker Devonport 0473 104 200**

16 Don Road, DEVONPORT TAS 7310

devonport.ljhooker.com.au | devonport@ljhooker.com.au



**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.

**LJ Hooker Devonport  
0473 104 200**