



7 Moorland Beach Road, Wesley Vale

Want MOORE LAND? . . . with Stunning Ocean Views.

- Cottage style residence, thoughtfully maintained and beautifully presented
- Two well-proportioned bedrooms with flexibility for additional sleeping if required
- One neat, functional bathroom
- Spacious open home office area, ideal for remote work or creative pursuits
- A genuine move straight in home, with the freedom to enjoy as is or plan future enhancements at your own pace STCA
- Uninterrupted, commanding views across Bass Strait
- Watch the Spirit of Tasmania glide past, along with fishing boats and migrating whales, all from the comfort of the lounge room
- Ever-changing coastal outlooks that deliver a sense of calm and

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FOR SALE
Offers Over \$685,000

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.

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connection to the landscape

- Generous, flat 6,967m²; allotment offering space, privacy and ease of maintenance
- Surrounded by established Large agricultural generational land holdings
- Zoned agricultural, ensuring long-term protection from overdevelopment
- No close neighbours and a true sense of rural seclusion
- Easy walking distance to the sands of Moorland Beach
- Exceptional water security with a proven on site water bore, uninterrupted supply for the last 21 years
- Near-new bore water pump and seperate additional house pressure pump
- Two near-new water tanks
- Near-new rainwater plumbing connected directly to the home
- Near-new floor coverings throughout
- Fresh, neutral paintwork
- Near-new window coverings
- Immaculately maintained with nothing required to be done
- New outdoor pergola featuring heavy-duty roofing, with
- Clear weather protection creating a comfortable, year-round entertaining space
- Extensive hardstand gravel driveways designed for versatility
- Ample room for trucks, caravans, boats or additional storage
- Secure lock-up garage
- Lockable workshop
- Undercover carport
- Two large, fully watertight storage containers, painted internally and externally
- Excellent scope to further enhance the property with the addition of a large shed or workshop
- Large washing machine to be included in the sale.
- Approximately 90 screening trees already planted, providing future landscaping options and enhanced privacy
- Ideal lock-and-leave lifestyle property
- Perfectly suited for those who travel frequently within Tasmania, interstate or overseas
- A rare combination of low maintenance living, privacy and expansive coastal outlooks
- Optional to build new residence (STCA) and keep original cottage as Visitor Accomodation(STCA).
- 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 DETAILS

Property ID	8QKHVM
Property Type	House
Land Area	6967 m2
Including	Air Conditioning
	Toilets (1)
	Outdoor Entertaining
	Workshop
	Secure Parking
	Fully Fenced
	Water Tank

Tyla Pyke 0439 228 888

Property Representative | tyla.pyke@ljhooker.com.au

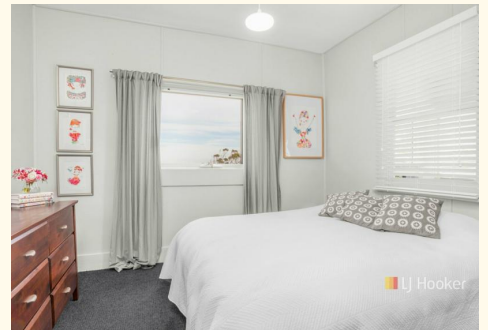
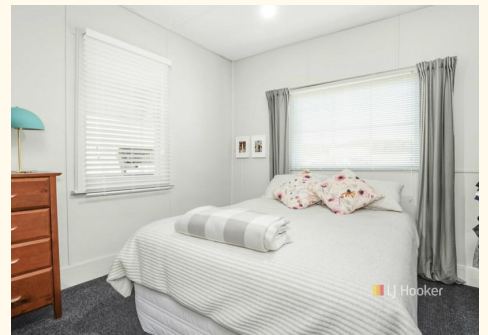
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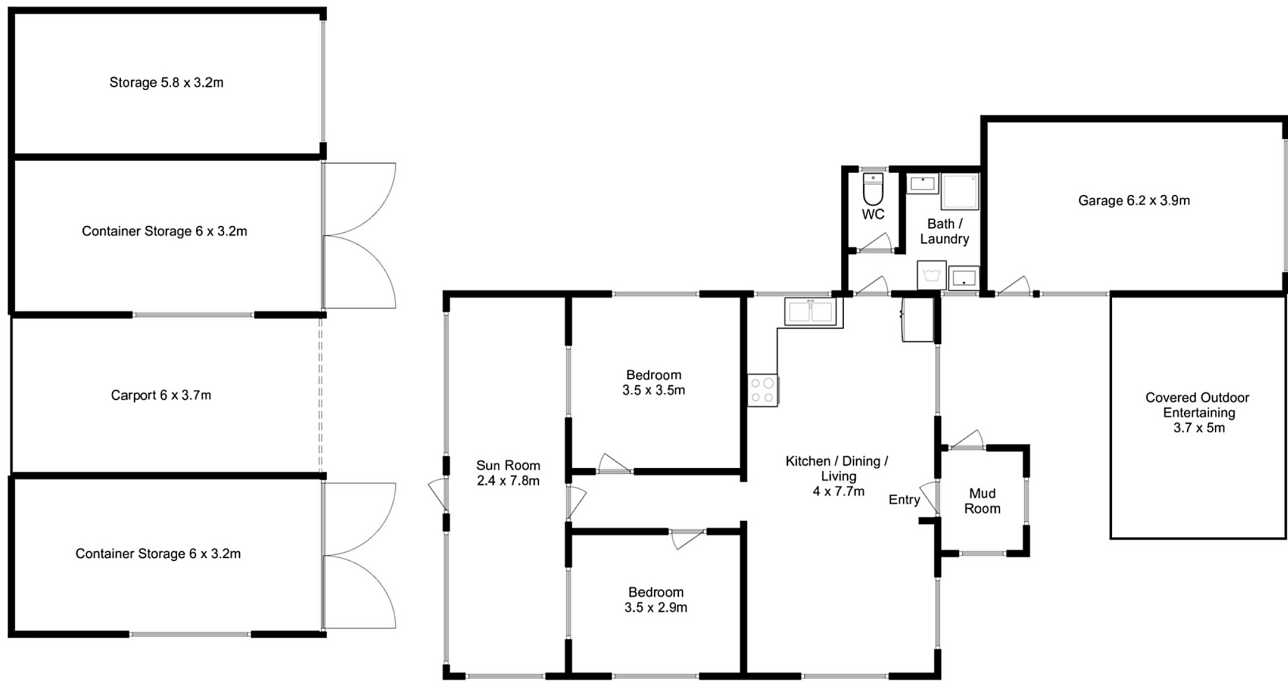
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This plan is a sketch for illustration only.
 All measurements are internal and approximate.
 Outbuildings / exterior elements not in actual position.

