







What A Picturesque Setting!

4 2 4 3,136m2

35 Minutes from Launceston and 20 minutes from Launceston Airport.

Set against Ben Lomond as a majestic back drop, this beautiful ¾ acre level property which is fully fenced into three paddocks in addition to the orchard home yard, offers plenty of parking, a large workshop / garage combined and an undercover outdoor entertaining area.

The orchard has a variety of fruit trees including apple, peach, apricot and quince.

The substantial single level home offers 4 bedrooms, 2 quality bathrooms, multiple living areas, an open plan stylish kitchen / dining area, a large storage room, laundry and a study.

Offering lots of character and charm, the original house was built in 1880 and was extended around 2007.

There are two water tanks - 30,000 and 10,000 litre, a bore well, 10 solar panels on the roof along with a car shade for 2 cars.

Ample heating is installed inside with 2 large heat pumps.

A bus stop is located adjacent to the property and Campbell Town is only 15 minutes away where you'll find a primary and secondary school along with all

Price	SOLD for $390,000
Property Type	Residential
Property ID	331
Land Area	3,136 m2
Floor Area	225 m2

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other amenities. While Launceston which is approximately 35 minutes drive away, also has a bus service along with access to private schools and all amenities.

If you're after a property that would suit a small hobby farm or maybe a builder needing excellent storage, this property is sure to tick the boxes.

Viewings are by appointment so be quick!

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