

406a Gravelly Beach Road, Gravelly Beach







A Lifestyle Change Offering Serenity, Privacy & Self-Sufficiency

4 2 6 7,958m2

Quietly tucked away on an internal block, this truly special property offers a rare combination of privacy, space and self-sufficient living, all set amongst almost two acres of immaculate, established gardens.

Surrounded by an abundance of mature trees, including numerous fruit trees, colourful plants and established shrubs, the property has a wonderful semi-rural ambience. Wildlife is frequently on show, adding to the peaceful setting and sense of connection with nature.

Beyond the gardens, the property offers an impressive array of outdoor features, including a large separate double garage with adjoining storeroom and bathroom, a substantial garden shed, chicken coop with enclosed run, raised vegetable beds and a beautiful fern garden nestled alongside the creek.

The picturesque home is equally inviting, with a wraparound undercover verandah and generous rear deck providing the perfect spaces to relax and take in the tranquil garden surrounds. For those who love to entertain, the dedicated pizza oven and fire pit areas are sure to become favourite gathering places.

Inside, the thoughtfully designed and versatile floor plan provides plenty of space for the whole family. Accommodation comprises four bedrooms, with the

Price	Offers Over $1,290,000
Property Type	Residential
Property ID	656
Land Area	7,958 m2
Floor Area	234 m2

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master suite featuring a walk-in robe and en suite, while two additional bedrooms include built-in robes. There is also a formal lounge, main bathroom, laundry and internal access to the main double garage.

At the heart of the home is the spacious open-plan living and dining area, which seamlessly connects with the exceptionally well-appointed kitchen. Featuring an island bench and generous pantry, the kitchen is designed with both everyday living and entertaining in mind, while direct access to the rear deck makes indoor-outdoor living effortless.

Comfort is well catered for throughout the seasons, with two heat pumps, three electric panel heaters and a wood heater positioned in the main living area.

A neutral colour palette complemented by warm timber laminate flooring creates an inviting atmosphere throughout the home, while the abundant natural surroundings provide a beautiful backdrop from almost every angle.

For those with a boat, caravan, campervan or additional vehicles, the large separate shed provides secure parking.

Ideally located in the West Tamar region of Tasmania, five minutes from the picturesque Gravelly Beach village, twelve minutes to Exeter and twenty five minutes to Launceston, this property offers the opportunity to enjoy a semi rural lifestyle while remaining within easy reach of most amenities.

Our recent property sales in the area have sold very quickly so make sure you book your private viewing today to avoid missing out!

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