



# FOR SALE

## DREAMS CAN COME TRUE!

Tucked away in this quiet and secluded area of New Norfolk, and only 3 minutes drive to the township, lies this fully off the grid, 3 bedroom, renovated home. The benefits of this home are too many to list, however some big draw cards are the simple low cost living, with an extensive solar power system, the ability to establish a small hobby farm with live stock, the space and resources to grow your own fruit and vegetables in the large tunnel, approximately 10 acres of fully fenced land with dams, water tanks and storage facility.

This easy to clean and maintain home has its own wood heater and ducted heating system, polished floor boards, a new modern and neutral kitchen and bathroom, gas hot water, stove and oven, with kitchen also comprising of a dishwasher, fresh paint and updated window furnishings. All three bedrooms include built in robes, main with walk in, and all rooms have a lovely outlook to the hills, bush and ornamental gardens. Offering stunning views over the Derwent valley, that can also be enjoyed from the deck with peace and privacy, there is also an abundant array of wildlife to be seen and enjoyed.

Only approximately 1 minute drive to the local high school, and all the essential amenities at your finger tips without the feeling of being in a built up city, the rare opportunity has presented here. Call me today to avoid disappointment.

3 BED | 1 BATH | 0 CAR

### PRICE:

\$395,000 - \$425,000

### OPEN FOR INSPECTION:

N/A

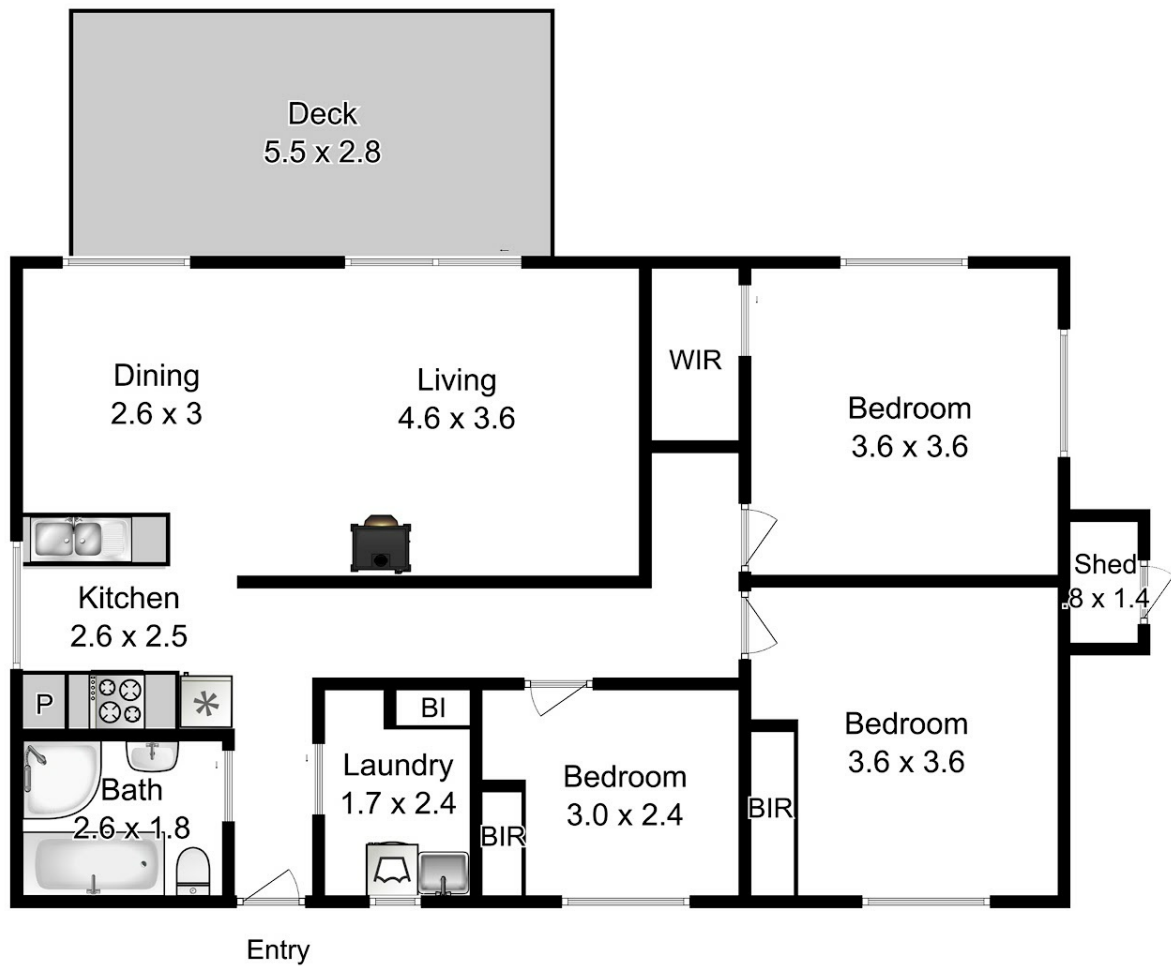


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Total Approx. Floor Area : 94 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.