



**SOLD**

## YOUR VERY OWN HIDEAWAY ON 37 ACRES

Situated on over 37 acres this piece of paradise has everything a hobby farm could want. Escape from the hustle and bustle and take in the fresh country air and the privacy that this unique lifestyle property has to offer.

Enjoy the abundance of birdlife and local native wildlife which frequently come to say hello. This property offers varying aspects and terrain with a wide range of native and flora species.

The comfortable bright family home has everything you could want with a spectacular outlook from every turn. Open plan living/dining and kitchen with breakfast bar, large bedrooms, walk in shower, separate wc, sunroom, deck and plenty more..

Here are just some of the property features:

- Boundary backs onto Kenmere Rivulet, large dam
- Hothouses, chook house, plenty of outbuildings
- Fenced house yard for the pets, carport and garage
- Mains power, tank water and septic tank
- Sunny aspect, fruit trees, berries galore
- NBN satellite and satellite TV
- Wood heating with plenty of timber on the land
- Trails galore to explore with cliff formations

There is plenty of space to explore and many adventures to be had for a lucky family. All this and located 20 minutes (approx.) to Ouse which is a rural welcoming community that provides essential services such as an IGA supermarket, Post Office, Ouse Roadhouse and the Lachlan Hotel and Bakery. An hour (approx.) to New Norfolk and an hour and 30 mins to Hobart's CBD.

Make the lifestyle change and be quick for this one and call Your Hobby Farm Specialist Racquel now!

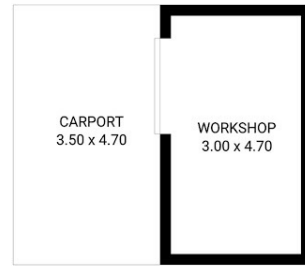
**4 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$400,000**

**OPEN FOR INSPECTION:**  
**N/A**



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2213 Victoria Valley Road, Victoria Valley  
 Total approx. floor area: 145m<sup>2</sup>

Areas and dimensions are approximate and therefore  
 this floor plan should only be used for illustrative purposes.

Real Estate Marketing by [nextcreative.com.au](http://nextcreative.com.au)



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.

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