



SOLD

9.5 ACRE HOBBY FARM HEAVEN

Homes on acreage of this size and in this price range are getting harder to find! However I wasn't expecting to find one that comes complete with a Swim Spa! There's also two separate land titles.

Set in a picturesque valley with majestic views out over the Quion Mountain, 133 Springhill Bottom Rd is the perfect country escape, where you can live self sufficiently from the paddock to the plate!

They're definitely not making land anymore, and let's extend on that innuendo and add; water is like Gold! With good average rainfall to the area, the acreage offers fertile pasture, 3 dams and approx. 48,000 litres of rain storage tanks. New fencing has also been recently installed.

Over the past few years, the home has been updated with new double glazed windows and exterior cladding.

On entering, a colour palette of neutral grey tones give depth, texture and warmth to the living room, made even cosier in winter with the ambiance of wood heating. Reverse cycle air conditioning provides year round comfort.

Both bedrooms are large, with a BIR to the main, and what country kitchen wouldn't be complete, without the addition of a walk in pantry and a Belling Stove!

Now let's talk about the Shed, yes there is a 6x 6m workshop/shed with a 15 amp power point, ideal for those that like to tinker.....but I'm talking about the other Shed! Here is your own private oasis, entertainment hub, studio ...whatever you want to call it! Fully lined inside and complete with its own Swim Spa and Sauna! Spotted Gum has been used around the pool for the decking, as well as on the servery which offers storage whilst also being utilised as a bar! A roller window lets the breeze in on those hotter days and nights.

I don't know about you, but I couldn't think of anything better than ending my day relaxing in my hot tub, swimming laps in the morning, or having friends and family over for a few drinks, BBQs and social get-togethers.

The property is approximately 50 minutes drive to Hobart, 35 minutes to Sorell or 25 minutes to

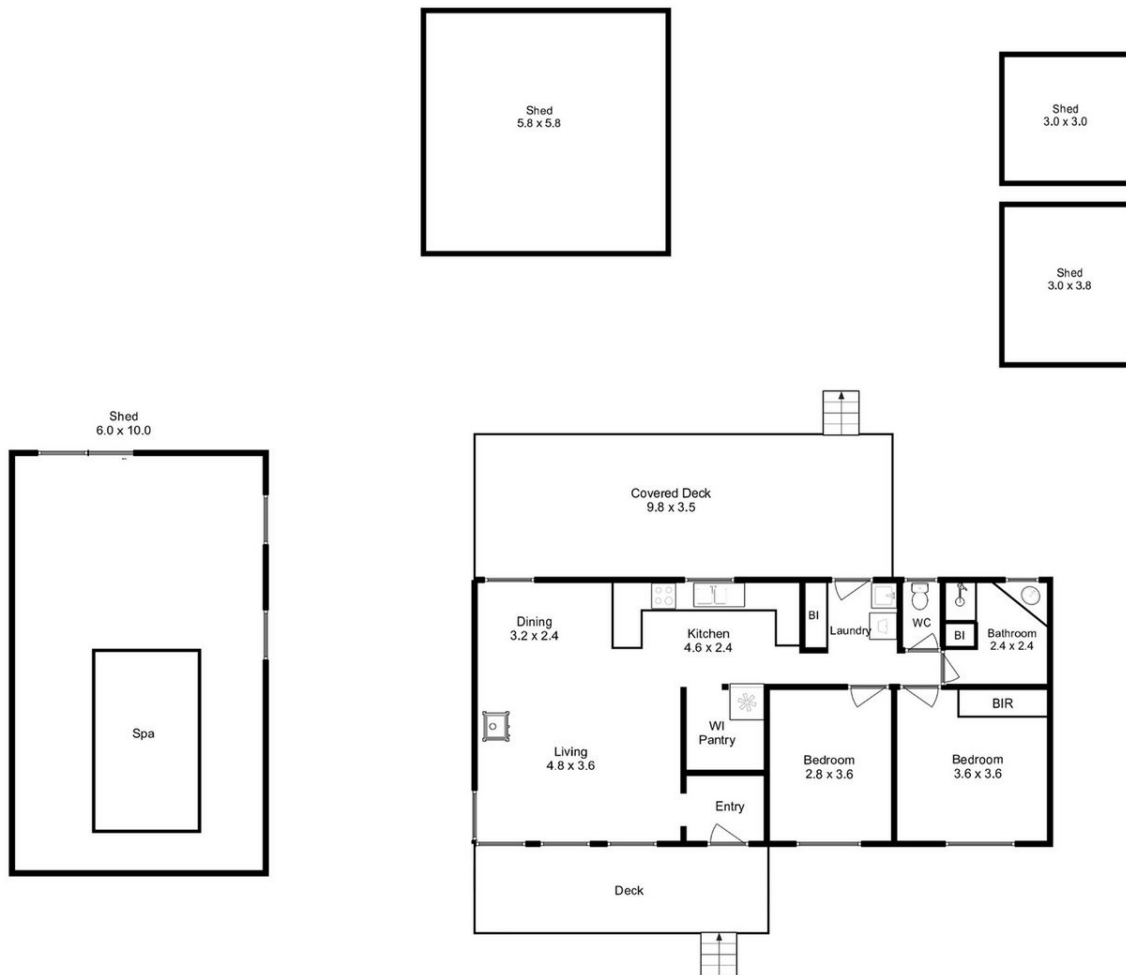
2 BED | 1 BATH | 0 CAR

PRICE:
\$610,000

OPEN FOR INSPECTION:
N/A



Nikki Moller
0408924765
nikkimoller@atrealty.com.au
www.atrealty.com.au



Approx. House Floor Area : 84 sqm
 Total Approx. Outbuilding Area : 114 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.