



**SOLD**

## EXTREMELY AFFORDABLE COUNTRY LIVING

Welcome to 5090 Tasman Highway. This would have to be one of the more affordable country properties on the market in Southern Tasmania! Located on the Sorell side of Buckland (more Runnymede than Buckland), this acreage offers private country living, yet it's only an easy 20 minute (if that) highway drive to Sorell for all your shopping needs. Although this is a highway address, the home is perched high above the road and the pine trees along the fence line buffers out a lot of road noise.

Inside the home, the 140 square meter floor area maximizes space and comfort. The living area is perfect for family gatherings, or simply relaxing by the fire on a chilly evening. There are two large bedrooms, plus a sunroom/third bedroom. The home may need some personal choice updates on the inside for some buyers, but it's a blank canvas just awaiting someone to put their own personal flair too! A large undercover carport fits two cars, or can be utilised as a spacious undercover outdoor living area, or an undercover area for the kids to play.

For those who enjoy gardening, there is plenty of space for a vegetable patch or flower garden. The current owner has spent a lot of money outside which includes redoing the driveway for easier access up to the house, enclosed dog yards and kennels, plus quality stock fencing to ensure the safety of children, pets and livestock. We have had a really dry season this summer, but usually the paddocks on this property offer plenty of green pickings for livestock. There is also a dam at the bottom of the acreage.

As previously mentioned, the property is conveniently located an easy 20 minute Highway Drive from Sorell, 40 minutes to Hobart, 20 minutes to the seaside community of Orford and just 7 minutes to the Buckland convenience store for fuel, takeaway and grocery items.

This property really does offer the best of both worlds – a country lifestyle, along with easy access to amenities!

So why wait? Contact us today to schedule a viewing of this extremely affordable rural property in Buckland, Tasmania.

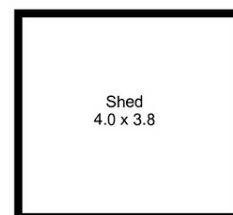
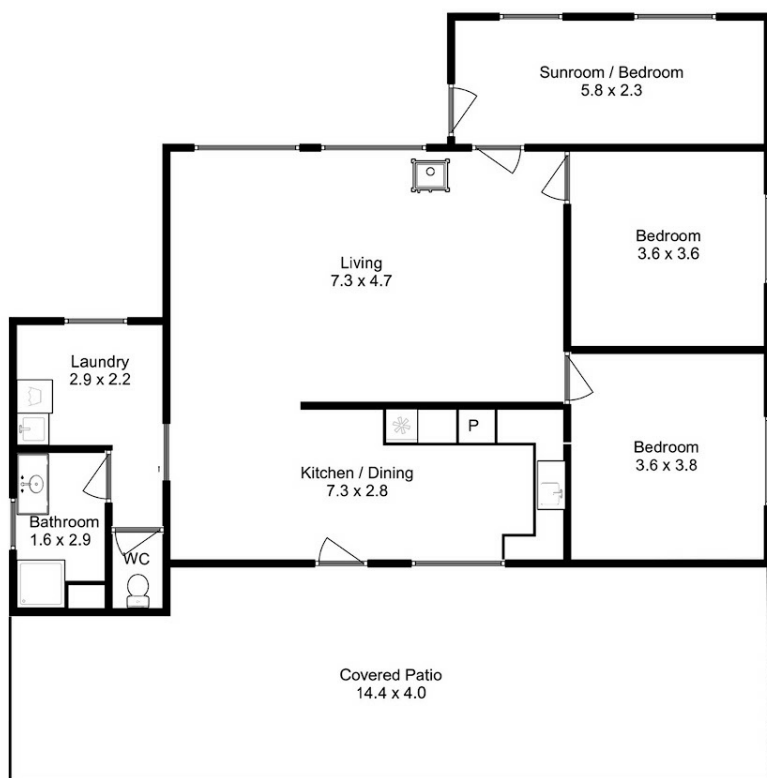
**3 BED | 1 BATH | 3 CAR**

**PRICE:**  
**\$370,000**

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



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Approx. Floor Area : 120 sqm  
 Total Approx. Outbuilding Area : 40 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.