



**SOLD**

## SERENITY WITH A STUNNING RURAL PANORAMA!

From its elevated position and enjoying stunning valley views this comfortable three-bedroom family home has plenty of space for the whole family to kick back and relax. Offering a peaceful lifestyle on 4 acres (approx) with all services not too far away, this beautiful sun-filled private property is a rare find and not to be missed.

Featuring 3 good sized bedrooms, a renovated bathroom, a comfortable open plan living/dining area with a cosy wood heater. The kitchen is well-equipped and perfect for preparing delicious meals whilst looking out to those majestic valley views. The house has been re-cladded with new aluminium windows and inside is awaiting your personal touches. The accommodation is comfortable and livable as is or modernise and capitalise on this unique opportunity.

Externally the property has been beautifully landscaped with bordering natives as you come along the driveway and lovely lawns. An exciting large barn is awaiting its next chapter and all paddocks are well fenced and set up to run horses or maybe bring the sheep, cattle and chickens. The house yard is safe for the children and pets to play and there is even a playground for the children to enjoy. There is plenty of undercover parking on offer with the garage and carport and don't forget about that barn?

Within 23 minutes from the thriving hub of Sorell and just 44 minutes from Hobart CBD, the sunny location is ideal to get away from the hustle and bustle but still be within commuting distance. So, if you have been looking for that peaceful lifestyle property, still close to everything, with the local school bus stops for Sorell and Dunalley school's close by, then look no further, you've found it. Call your Hobby Farm Specialist Racquel Cleaver today!

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

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

**PRICE:**  
**\$600,000**

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



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**1363 Kellevie Road, Nugent**

House area: 126 sqm

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

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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.

