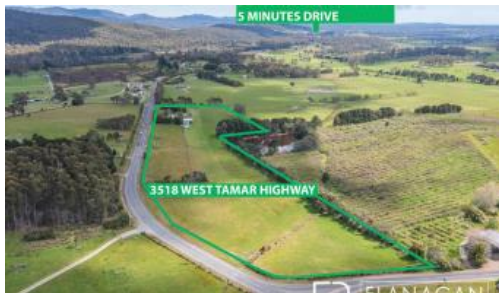


Sold



3518 West Tamar Hwy, Sidmouth



## Opportunity Knocks - Cottage and Farmland

This unique rural property will provide a once in a lifetime opportunity with so much on offer. Set just over 5 hectares (approx. 13 acres) this patch of paradise comprises a charming farmhouse cottage, two expansive sheds, a remote access garage and a grass airstrip for any enthusiastic pilots.

The lush fully fenced pasture land, established vegetable gardens, greenhouse and fruit tree orchard, provide the ultimate self-sufficient lifestyle. The paddocks would be ideal for agistment, running livestock, keeping horses or planting grape vines.

Originally built back in 1925 the farmhouse cottage offers a compact but very comfortable floorplan. There are two double bedrooms (with built-ins), along with a multiuse space that would work well as a study, nursery or walk in robe.

The cosy lounge room flows into the open plan kitchen and dining area, with an adjoining laundry alcove. Out glass sliding doors is a fully enclosed, decked sunroom and a spacious bathroom with bath, shower and toilet. This sunlit back

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**Price** SOLD for \$610,000  
**Property Type** Residential  
**Property ID** 513  
**Land Area** 4.97 ha  
**Floor Area** 85 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
7250 Australia  
0408 139 862



area is ideal for entertaining family and friends and provides a versatile second living space.

Centrally located between both Exeter and Beaconsfield townships, it an easy commute to excellent public schools and local services. Rural properties such as these are a rare find in the current market so contact Rae to find out more today.

Annual West Tamar Council Rates \$1,395.00 (approx)

Annual TasWater \$480.00 (water charges only - septic system in place)

Rental Appraisal (Property Wise, Launceston) \$450-\$490 per week

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

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