

Sold



272 Lilydale Road, Rocherlea



## On Top Of The World!

"Boomer Lodge" is an architecturally designed home constructed to seamlessly blend into the surrounding bushland offering its new owners a tranquil, peaceful and convenient lifestyle while maximising sun and taking in the almost 360degree views from the city right around to the bushland towards Underwood. It's simply a breathtaking location!

Sitting on a parcel of land which extends to approximately 44 acres or 17.66 hectares, you'll find some waterfalls, plenty of wildlife and a large veggie bed area. A long list of eco features include double glazing, polished concrete floors, fully insulated, hot water radiators, furnace, gas hot water, solar hot water, 30 cell solar power system and 6x 25,000L water tanks.

This expansive home is split into three wings.

The main wing has floor to ceiling windows which frame those awe inspiring views and large bifold doors which connects this home to nature with the outdoor entertaining area complete with a large pizza oven. Here we have the main living/dining room which flows to the kitchen with island bench and pantry, a first floor mezzanine and the master bedroom with ensuite and walk in robe.

The next wing, which is connected via an undercover walkway to the main one,

🏠 5 🚗 4 🚿 6 📏 44.00 ac

Price	SOLD
Property Type	Residential
Property ID	521
Land Area	44.00 ac
Floor Area	280 m2

### Agent Details

Paul Flanagan - 0408 139 862  
Rae Smith - 0455 445 300

### Office Details

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



includes 3 bedrooms with built-in robes, a main bathroom, two study nooks and a laundry.

The final wing is the peaceful self contained guest retreat which includes a kitchen, bathroom, living room and bedroom with built-in robe.

The last building on the property is a 167m<sup>2</sup> garage with 3 roller doors, bathroom, laundry and plenty of garage space. This would make a fantastic studio, workshop or possibly guest accommodation with some redevelopment (stca).

Having been around the property a few times now, I feel there is so much versatility - a peaceful haven for your growing family, a possible home with guest accommodation options (stca) for the semi retirees or possibly a property where you could provide eco tourism (stca).

So much on offer here and located only 15 minutes from the Launceston CBD.

This is truly a once in a lifetime opportunity so don't delay with booking a private inspection!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.