

Sold



379 Birralelee Rd, Westbury

TASMANIAN



CHARMING 4-BED STONE HOME, 50 ACRES RIVERFRONT + B&B, ULTIMATE LIFESTYLE, O/O \$795,000

Picture yourself living in this charming, 2-storey stone & timber home set on 50 picturesque acres overlooking the majestic Meander River.

With 4 bedrooms (or 3 bedrooms + an extra living room), 2 bathrooms, stone work and timber throughout, huge (9mx8m) undercover deck out the front complete with bistro blinds, plus a spacious entertaining area out the back, this beautiful country home has it all.

Currently used as a home and B&B accommodation, you could continue to earn passive income from accommodation, or simply enjoy it as an expansive and unique waterfront family home.

The home was built in 1989 to a high standard, with some convict bricks used in the construction. Features include 12 solar panels to keep power bills to a minimum; town water as well as tank water; internal laundry; timber windows; attractive wall linings including timber paneling and exposed bricks; timber staircase; raked ceilings with exposed beams; and extensive use of cypress timber flooring.

There are 2 bedrooms upstairs, the main being approx. 6m x 6m plus en suite. The river views from upstairs are spectacular.

Downstairs has a very generous sized living room (9m x 7m), with double doors opening onto the front deck area. Winter is a cosy affair with a wood heater in the main living room plus a freestanding wood heater in the

4 2

Price SOLD for \$835,000

Property Type Business

Property ID 232

Office Area 1 m2

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

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bathroom, which lets warmth upstairs. The rustic main bathroom has a tiled floor and a bricked-in bath with shower over, plus an indoor garden feature. A separate dining room, 2 bedrooms (one of which is presently used as a lounge room for guests), kitchen and laundry downstairs completes the picture. Guests staying downstairs also have the use of the rear entertaining area.

The house is well set back from the road ensuring total privacy.

All of this sits on a fully-fenced parcel of land with the Meander River forming one boundary. About half of the property is cleared flat land, the remainder is light bush.

The property is presently used as a Thoroughbred horse stud and is fully set up for equine pursuits, making it ideal for horse lovers. Comprising 13 stables, numerous paddocks/yards, a designated foal-handling area, Vet's area and feed room, a round-yard and 13 stables, and a flood-light for night-time work.

There are numerous other sheds and outbuildings, 2 spring-fed dams and a vegetable patch. Parking is not a problem with plenty of room for friends, family or guests to park their vehicles.

Westbury is a thriving town about half an hour from Launceston, with a Primary School (school bus at front the gate), supermarket, Hotel, sports ground, character heritage buildings, antique shops, cafes and more. Nestled under the Great Western Tiers, the town is surrounded by historic rural properties and scenic farming land, and is close to Hagley Farm School and plenty of other attractions.

Whether you are looking for a home & income opportunity, lifestyle property, equine property, fishing retreat or just a fantastic place to raise the kids, you won't find much better than this.

Call Gary Jessup on 0459 220 539 or email garyj@tasbps.com.au with any enquiry.

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AND ENQUIRIES IN RELATION TO THE PROPERTY AND NOT TO RELY
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