

Sold



8 Samuel St, Elizabeth Town



## AFFORDABLE, COMPLETELY RENOVATED COTTAGE ON ACREAGE @ ELIZABETH TN OFFERS OVER \$499,000

This surprisingly spacious charming cottage has come on the market, is situated on the Bass Highway in a picturesque setting in the beautiful Tasmanian countryside. Elizabeth Town is central to Launceston or Devonport.

Set on an elevated position enjoying a great outlook, this 3 bedroom family home has 2 bedrooms with a full wall of BIRs and large windows in all the rooms. Third bedroom is carpeted facing the backyard and the garden area.

Owners have created a modern kitchen that is ideal for a family, fully capable of storing all your kitchen utensils with large and small soft close drawers and a good size pantry.

The kitchen presents exceptionally well with its granite benchtop and cork tile flooring, features of this kitchen are a modern electric cooktop with double oven and grill, rangehood.

Living area has an outlook to the Bass Highway, timber floors, gas heater and a modern split system for heating and cooling. This home has a rustic and warm feeling internally, with a lovely homely ambience, has 90% insulated ceilings and walls and extensive use of timber.

Upon entering the rear of the home, on the left is a sunroom or second living room, there is an adjoining large laundry. The large bathroom has a vanity, ceramic toilet, bathtub and a separate shower.

🛏 3 🚿 1 🚗 2 📏 23,550 m<sup>2</sup>

**Price** SOLD for \$510,000

**Property Type** Residential

**Property ID** 549

**Land Area** 23,550 m<sup>2</sup>

**Floor Area** 1 m<sup>2</sup>

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Eence Dr St Leonards, TAS,

7250 Australia

0432256682



The land measuring 23,550m<sup>2</sup> offers new owners the opportunity to enjoy rural pursuits, runs some animals, horses, chooks, ideal for the contractor who requires extra parking or room for a large workshop.

Other salient features of this home are:

- Native animals and birds are plentiful.
- Variety of fruits trees including Feijoa, plum, apple, walnut, silver birch and nectarine.
- Boundary(most) including 4 paddocks fully fenced, ideal hobby farm, to be self-sufficient.
- A preserving shed at the rear, purpose-built by the owners for their hobby-smoking meat, salami etc.
- Irrigation system in the garden for plants and flowers.
- Ideal location for road sales income, from horticultural pursuits, eggs or craft.
- Rain water for drinking and bore water for all other purposes.
- Double colour bond garage and NBN.
- Colourbond fence around the home.
- Potential to subdivide (stca), land is scarce, you may not need all the land, enabling you to reduce your debt

If you are looking for your first home or an investment, then look no further.

Opportunities like these are rare, and this house will be gone in a flash.

Contact listing agents Praveen Pant on 0432 256 682 or Paul Scott on 0477 771 098 today for an inspection.

Land Area-approx 6 acres.

Rates-approx \$480 per annum (pensioner rate)

Council-Meander Valley

Inspection-Call agent

Price-Best offers over \$499,000

Contact Paul Scott via email [pauls@tasbps.com.au](mailto:pauls@tasbps.com.au) or phone 0477 771 098, or Praveen Pant on [admin@tasbps.com.au](mailto:admin@tasbps.com.au), phone 0432 256 682.

**INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE PROPERTY AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.**

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.