

108 Old Stanley East Rd, Smithton, TAS 7330

\$9,000,000

House 4 2 3



START ENVISIONING THE POSSIBILITIES THAT AWAIT

Welcome to 108 Old Stanley Road East, Smithton!

This stunning property offers a unique opportunity for those seeking a spacious and versatile family home in a picturesque location. Situated on a sprawling 427 acres (approx), this grazing property is a true haven. Currently making a name for itself as an establishment for selective breeding of livestock. For you possibilities are perfect for those who appreciate the beauty of a rural lifestyle or looking to unlock the potential of commercial opportunity. Versatility can include cropping, beef production, dairy agistment or perhaps leasing. Deep creek forms part of the boundary and provides access to water allocation within the "tidal zone" as defined under the Water Management Act 1999(the Act). Allocation is already being used for cropping potatoes this year and is proving very successful.

The large family home is an impressive 283sqm (approx) and was constructed in 1989, ensuring a solid foundation and timeless design. Perfect for growing families, the need for dual living or those who simply desire ample space. This property is sure to meet your needs.

The family home:

- * 4 double bedrooms all with built ins
- * Large main family living space with timber features
- * Second sunny living with expansive rural views and verandah access
- * Open plan kitchen with ample bench space plus walk in pantry
- * Large dining space with rural views, verandah access
- * New free standing wood heater and timber feature woodbox
- * Main bathroom with walk in shower and separate bath
- * 2 separate toilets ensure convenience and privacy for all residents
- * Family room with bathroom, separate toilet, wood heater and external access

About the land:

- * 9m X 18m Colorbond shed with double roller door plus wood heating
- * Stock yard with cattle crush and loading ramp
- * 12 paddocks with well maintained permanent electric fencing
- * Wellby proof fencing around majority of clear land

Listed By

Sherin Leno
Phone: (03) 6442 3477
Mobile: 0408 126 562

Open for Inspection

By Appointment.

