

500 Lottah Rd, Goulds Country, TAS 7216

\$650,000

Residential Land



## Off-grid hilltop getaway with views, pasture, bush and perma

If your heart is yearning for an off-grid country getaway in a stunning location, then I've found just the property for you. Built with no detail left to chance, from double glazed windows, open plan living and future terraced garden locations, this property is an opportunity to escape to a beautiful pocket of Tasmania to be truly self-sufficient without compromising on comfort.

**Open for Inspection**

By Appointment.

You'll wake to a stunning view over your property to the neighbouring valleys and hills. You'll share the land with some of Tasmania's iconic wildlife and have your own private wildlife reserve to explore with forests of tree-ferns, creeks and tall timbers. The property has two spring-fed dams and a water race that is the source of water for dairy farms below, as it runs through one of your dams, ensuring constant water supply for your property. The Ransom River punctuates the northern boundary and is a very special feature to have on your country estate.

The shed is currently not council approved, but it has been built to exacting standards, allowing the new owners to complete the build and work through the sign-off process with a library of progressive photographic evidence of the build. Features include:

- Open plan kitchen/lounge with wood heater and gas cooking
- Two rooms with provisions for built-in wardrobes
- Bathroom with walk-in shower and toilet, waterproofed ready for tiling and fit-off
- Currently utilising a composting toilet and gas shower
- Septic tank plumbed ready for toilet and shower connection
- Toughened double glazed windows throughout
- 3.2kw solar with 9kwh battery
- Wired for 240v connection (currently running on an extension lead from the battery system)
- R6 batts in ceiling, with Waffle pod slab and polyester Insulated internal and external walls
- Over engineered construction with 200mm steel frame and 90x45mm internal framing
- Built to BAL19 fire rating standard
- 34,000 litres water storage and professionally installed 4,500 litre septic tank
- 6x3m workshop
- Terraced garden bed locations ideal for poly tunnels and Hugelkultur (materials in position)

### Listed By

Kate Spilsbury

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Floorplan



500 Lottah Road, Goulds Country

TOTAL: 108 m<sup>2</sup>  
1st floor: 108 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 9 m<sup>2</sup>

FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED

