



Unit 1 & 2/70 Lower Rd, New Norfolk, TAS 7140

Offers Over \$470,000

Townhouse 3  1  1 



Embrace Low-Maintenance Modern Living in a Stunning 3-Bedroom

Don't miss out on this one!

This property is well set up for self-sufficiency or for those seeking a small hobby farm. There is plenty of room for your vehicles, boat and caravan, an alpaca or two and your chickens. With an easy 25 minute commute to Hobart's northern suburbs, why would you live anywhere else!!

Situated only 5 minutes away from the bustling township of New Norfolk, (rated one of Tassie's top tourism towns in 2021) this magnificent property would be perfect for a growing family with so much on offer including a fully fenced generous parcel of land being 2277 m2. Offering large uninterrupted breath-taking views of the beautiful Derwent Valley. Positioned on a convenient horseshoe road right off the Lyell Highway that is gateway to the Central Highlands best trout fishing and World Heritage National Parks including Mt. Field and Russell Falls. Located close to numerous attractions in the Derwent Valley including the Salmon Ponds, Sorrell Creek Speedway and Tynwald Park (Tassie's biggest family and activities park) with mail service and rubbish collection available, (including fortnightly recycling collected) and keep the kids happy with Fixed NBN and great mobile reception, school bus picks up and drop off outside your doorstep, PRIMWOOD offers you convenient rural living at its best. In this highly sought after location, properties with this much on offer rarely become available, so why wait? Book your inspection today!!

PROPERTY FEATURES:

3 bedrooms plus rumpus (include heat pumps)

Updated kitchen with new heat pump

Tasmanian Oak polished timber flooring throughout

Wood heater in Lounge room with hand crafted river stone feature.

Freshly painted Exterior and roof

8x solar panels to help with your power bills or potential to go off grid.

Beautiful established gardens including Blackwood and Gums, fruit trees under gravity-feed irrigation (Apple, pear, lemon, cherry, apricot, Canadian maple, figs and more).

4x poly rainwater tanks totalling 50,000 L of holding capacity (42,000 plumbed into house plus additional 3x water tanks totalling 8,000 L for irrigation/gardens)

Fully fenced ensuring plenty of privacy, while keeping children and animals safe

Double carports

Lockable single car garage or man's cave with cement flooring and power with attached separate wood/tool shed.

6m x 4m colour bond shed with concrete flooring.

Children's cubby house

Poly tunnel hot house (3m x 6m)

Open for Inspection

By Appointment.

Listed By

Stuart Whyment

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Floorplan

TOTAL AREA: 158.25 m² • LIVING AREA: 125.38 m² •



This Floor-plan should be used as a guide only for marketing purposes.