

**1117 Deep Creek Rd, Mount Hicks, TAS, 7325**



**House For Sale**

Friday, 30 August 2024

1117 Deep Creek Rd, Mount Hicks, TAS, 7325

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Matt Grice

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## Take Me Home Country Roads!

This beautifully-set hobby farm offers quiet country living, off the road with no close neighbours in a picturesque setting. There are stunning trees and shrubs that surround the home perfectly. All only 13km to the township of Wynyard makes this a central location, being in the country but not too far out. Years of inspired planning and quality workmanship complete this very well presented home that gives good vibes. Here is the added bonus of a separate self contained bed-sit, which is a rare offering and only having two owners is a testament of how good this property really is... Offering an array of choice:

- Lush green vistas, spring fed dams
- Situated on approx 22 acres (8 paddocks)
- Flawlessly presented brick home
- Sun filled living with a nice sunken lounge
- Wood heater + reverse-cycle heating/cooling
- Plus a heat transfer system
- Country-style kitchen, open plan dining room
- Amazing undercover deck area
- Three bedrooms all with built-in robes
- Very nice modern family bathroom
- Spacious laundry and entry area
- A bedsit retreat is attached to the garage with:
  - Spacious bedroom, bathroom & lounge/rumpus
  - This would be perfect for home business/airbnb
  - Or great for extended family/ teenagers retreat
- There is great parking and room for the boat/caravan
- Cattle loading ramps, electric fencing & troughs
- Wallaby proof perimeter fencing
- Recently sowed new pasture & soil management done
- Solar system of 5.3 kW to save on rising electricity
- 40,000L tank with back up water from the spring
- Lovely gardens and established variety shrubs
- Great lawn area and cubby house/ play area
- Veggie garden, hot house, 5 x 5m wood shed
- Tool shed 3.5 x 4.5m
- Farm shed/ open storage - 9 x 5m
- Spring fed dams & troughs
- Previously 10 breeding cattle ran on the property
- Perfect for cattle, sheep or horses

This amazing lifestyle and beautiful property could be yours!

Size: 152m<sup>2</sup> (approx.)

Land Size: 8.99ha / 22 acres (approx.)

Beds: 4

Baths: 2

Garage Spaces: 3

Year Built: 1998

Council Rates: \$1,493p/a (approx.)

One Agency Burnie has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised

to carry out their own investigations.