

# 12 Strawberry Lane, Boat Harbour, Tas 7321



## House For Sale

Tuesday, 7 January 2025

12 Strawberry Lane, Boat Harbour, Tas 7321

Bedrooms: 4

Bathrooms: 1

Parkings: 7

Area: 5400 m2

Type: House



Theresa Button  
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## **\$1.1 Mil**

Welcome to the best of both worlds, small acreage and sea views! This charming property is positioned with spectacular views around every corner. Panoramic views of Bass Strait, lush green pastures and the rolling hills of Rocky Cape National Park. Situated on 1.33 acres (approx) there is room for all the small hobby farm activities. The home was originally built in Latrobe and relocated to its current position. It is full of character and is perfect as is, however if you are after something a little more modern you could renovate or build your new dream home (STCA) The House:- North facing overlooking Bass Strait and Rocky Cape - Large main bedroom with rural and ocean views- 3 good size bedrooms, 2 with built ins- Study or small 4th bedroom - Open plan living, dining and kitchen - Induction cooktop, timber counter, pantry, and brick fireplace - Gourmet cooker slow combustion wood heater with stove and oven - Gourmet cooker provides domestic hot water and hydronic heating- Surrounding brick provides thermal mass - Sunny bathroom with shower over the bath, vanity and linen cupboard - Separate laundry with verandah access- Verandah perfect for outdoor entertaining - Red Gum and Macrocarpa Pine timber features- Iron roof 2 years The Land:- 1.33 acres predominantly flat, with gentle slope and fertile soil - 10x6m shed/workshop with 2 roller doors and double carport - 10x4m boat or RV shed and 3rd carport - Veggie gardens with room to expand - Established grape vines - The old barn is currently used as a hot house - 2 large tanks and bore water- Large woodshed or extra storage area Location:- 5 minutes to Boat Harbour Beach and local cafe (approx.)- 10 minutes to Sisters Beach (approx.)- 15 minutes to Wynyard shopping precinct and Airport (approx.)- 30 minutes to Burnie and Regional Hospital (approx.) Building Size: 164.18sqm (approx.)Land Size: 1.33 acres (approx.)Workshop/shed 111.60sqm (approx.)Built: 1966 (Approx) Council Rates: \$1350 P/A (approx.)Water: tank and boreSepticCall Theresa TODAY for more information and to organise your private inspectionThe information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximates