

**302 East Bagdad Road, Bagdad, TAS, 7030**

ARKLEY & CO

**House For Sale**

Friday, 15 November 2024

302 East Bagdad Road, Bagdad, TAS, 7030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Type: House**

## 'The Crest' - Rural Charm on 144 Acres with Stunning Views

Welcome to The Crest, a truly remarkable rural estate sprawled across 144 acres (58.39 hectares) of idyllic countryside. Imagine the tranquillity of vast open spaces and complete privacy on your own 144-acre property. With rolling hills, native bushland, and picturesque views, this land offers a private retreat where you can truly relax, unwind, and escape the bustle of city life.

This property centres around a charming 3-bedroom cottage that has been tastefully updated, featuring a new kitchen, stunning Tasmanian Oak floorboards, and character details throughout. Plantation shutters add an extra layer of appeal, while the generously sized bedrooms with built in storage and light-filled, open-plan living, kitchen, and dining area exude warmth and charm.

A second living area at the rear of the cottage, complete with a wood heater, provides a cosy space to unwind year-round. Surrounding the cottage, the beautifully landscaped gardens include vibrant roses, rolling lawns, and ample room for outdoor enjoyment.

Whether it's a space for children to play or a retreat for alpacas, peacocks, free-range chickens, and more, this property truly offers a lifestyle to savour.

With two waterholes, a dam, and an old shearing shed—perfect as a teenage retreat or guest space—The Crest provides ample scope for those looking to expand or create additional dwellings (STCA). Enjoy your own private piece of paradise with breathtaking vistas from various vantage points across the property.

This property offers excellent scope for those interested in agriculture or hobby farming. Imagine growing your own produce, cultivating beautiful gardens, and even raising animals—whether alpacas, chickens, or livestock. With rich soils and Tasmanian sun, you can create a thriving, sustainable property. This land is ideal for vegetable patches, orchards, and gardens.

This is a wonderful setting for children to grow up exploring nature, learning from the land, and experiencing the best of rural life. With plenty of open spaces, there's room to roam, ride bikes, and discover local wildlife. You'll also find community-focused schools, sporting clubs, and events in the Bagdad area, making this a welcoming environment for families.

Enjoy the best of both worlds— a secluded lifestyle of rural living with convenient access to city amenities. Bagdad offers a welcoming community with essentials close by, and Hobart's restaurants, shopping, and services are an easy 40-minute drive away. For those looking to commute, this property provides a balance of country serenity and city connection.

### Disclaimer:

We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.