

**65 Luttrells Road, West Kentish, TAS, 7306**



**House For Sale**

Friday, 15 November 2024

65 Luttrells Road, West Kentish, TAS, 7306

**Bedrooms: 2**

**Bathrooms: 1**

**Type: House**



Gerald Davies

0364911499

## Your Dream Owner Builder Renovation Awaits

Welcome to this splendid Owner Builder Project, a unique opportunity where the ground work has been laid to finish this stunning home so you can own a sustainable retreat on approximately 20.8 acres.

For the Owner Builder this property features a charming straw bale and mud construction home with a Colorbond roof, equipped with cedar windows to enhance natural lighting and a 23,000 litre tank all designed for self sufficiency and eco-friendly living. This main house to complete will be a builder's dream with a thoughtful spacious floor plan you'll be so thrilled when you see it! The home offers two large bedrooms, a generous bathroom with separate toilet, an expansive open kitchen with a Fisher & Paykel rangehood that also flows into a large lounge area for the whole family and entertaining. Entertaining will be a filled with happiness having a huge covered verandah and generous alfresco offering year round enjoyment while looking at your stunning natural surroundings with wildlife is in abundance having echidnas, bandicoots and a resident platypus in the dam just to name a few.

While you complete the main residence, live comfortably in the three bedroom container home. This terrific space includes all the essentials and provides an ideal temporary living solution. Outside, enjoy the picturesque landscape with a jetty on the dam suitable to irrigate for your farm animals, plus some bushland for firewood. The barn features underground power and a mezzanine floor, offering additional storage or creative space.

This lifestyle property is positioned in a quiet cul-de-sac so it's private with no through traffic as well as being handy to pop down to Lake Barrington for fishing and swimming adventures. Its proximity to Sheffield township ensures convenience while enjoying rural tranquility.

This is an incredible opportunity to create your dream sustainable home with dual living options in a serene setting and enjoy as much as the current owner has, who is reluctantly having to move.

- 20.8 acres approx. of rural living with dam & some bush
- Straw bale & mud construction 2 bed home to be completed
- Previously had BA & DA approval & would need to re-activate
- 3 Phase power with sub board to house, barn & cottage
- Plumbing completed - live water available, the feeds active with taps sealed off
- 3 bedroom container cottage while you build - non council approved
- Great barn with underground power
- Handy to Lake Barrington for fishing & swimming

Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.