

130 Raymond Road, Gunns Plains, Tas 7315



Acreage For Sale

Tuesday, 13 February 2024

130 Raymond Road, Gunns Plains, Tas 7315

Bedrooms: 9

Bathrooms: 4

Parkings: 5

Area: 9 m2

Type: Acreage



For Sale By Owner TAS

0488847018

\$2,100,000 negotiable

The Phone Code for this property is: 17447. Please quote this number when phoning or texting. This 23 acre property, 20 minutes drive south of Penguin and Ulverstone, is the setting for two lovely homes, supported by truly exceptional water and power infrastructure, and surrounded by healthy wet white gum forest. It is registered with 'Land for Wildlife'. The house sites face north and are nestled and protected from wind by the land contours and forest, providing a very peaceful setting. Preston Falls and Delaney falls are within a kilometre up Raymond Road, Gunns Plains caves and Wings Wildlife Park are within five km. Leven Canyon is 20 km away and Cradle Mountain and Rocky Cape National Parks are both a drive of 75 minutes. Approximately half the property is wet temperate forest and the other half is fully-fenced paddocks with stockwater suitable for livestock. Ulverstone has a population of 12,000 people and most routine services, including Woolworths and Coles supermarkets. Burnie and Latrobe are 40 minutes drive away and have hospitals with A & E facilities. One house, built in 1989, has four bedrooms plus a study. The other was built in 2019 as a council-approved guest house, and below has a two-bedroom unit and, above, a one-bedroom unit and a two-bedroom unit with a large connecting door so that, when open, it can be used as a three-bedroom unit. Two large sheds provide a garage, storage and house infrastructure. A green-house, large chook-pen and three raised garden beds are in a sheltered area. This is a farming area with fertile volcanic soil and rainfall of 1200mm yearly. The bushfire rating is BAL 12.5. This property is suitable for multi-generational family living, especially with the disabled features of the downstairs two-bedroom unit, or used as a guest house, with the owners living in the 1989 home, it may also be tenanted. There are many features facilitating sustainable living.

1989 House Construction: - brick, mud brick, & timber With Colourbond roof / concrete slab. A celery-top trunk supports the stairwell and the walls are paneled with blackwood. 4 bedrooms (all upstairs) master with walk-in robe, bedroom 4 with built-in robe. Spacious upstairs vanity (toilet & wash basin). Upstairs lounge. Study (downstairs). Open-plan kitchen. Open-plan breakfast nook. Open-plan dining area. Lounge room. Toilet. Bathroom (vanity, shower & bath). Laundry. 2 car garage at present used as man-cave, and housing a 3-stage water filter and inverter. Wood storage area. Heating is by either a 3 speed Heat Charm I-600 wood heater in the lounge and Hydronic underfloor heating powered by an ESSE wood-burning range in the kitchen. Domestic hot water is provided by an evacuated tube solar system, or the ESSE range, or electric immersion elements. Cooking is by either a 4 electric hotplate, dual-oven ESSE electric range or a 2 plate, dual oven ESSE wood-burning range. All windows are Stegbar timber-framed and double-glazed.

Unit Complex completed 2019: Construction: - brick veneer With CSR Cemintel inserts / tin roof / concrete slab. The Unit complex comprises 2 units upstairs: a one-bedroom unit and a two-bedroom unit. There is a large interconnecting door between the units that can be opened to make a 3 bedroom unit. The downstairs unit is a two bedroom unit and comprises: 2 bedrooms - built-in robes. Open-plan kitchen. Open-plan breakfast nook. Open-plan dining area. Open-plan lounge area with a paved patio opening off French doors. Study area with built-in desk & shelving. Bathroom (shower, vanity, & toilet). Laundry area (in garage). Linen cupboards. Single garage. Heating is by either Hydronic underfloor heating powered by a wood-fired gasification boiler (remotely located in the boiler room) or reverse-cycle air conditioning. Domestic hot water is provided by a Sanden heat pump system, or the wood-fired gasification boiler, or electric immersion elements. Cooking is by either a 4 burner gas hotplate and a full size wall-mounted electric oven & grill. All windows are Titane PVC frame Tilt & Turn double-glazed with Argon gas. The downstairs unit was originally designed and built to Disabled Use Specifications. To revert to these specifications the following actions would be required to the bathroom: a/ Remove shower screen & replace with shower curtain. b/ Remove toilet and replace with disable spec toilet. c/ Refit toilet backrest (In storage in 3 door shed). d/ Refit hand rails in shower & toilet areas (in storage in 3 door shed). e/ Refit seat in shower (In storage in 3 door shed).

One-bedroom upstairs unit: 1 Bedroom with ensuite bathroom (shower, vanity, & toilet) and walk-in robe. Open-plan kitchen. Open-plan dining area. Open-plan lounge area. Laundry (off downstairs lobby). Outdoor deck - French doors to lounge. Single garage with undercover access to lobby. Heating is by under-floor heating in the lobby and radiators powered by a wood-fired gasification boiler (remotely located in the boiler room), or reverse-cycle air conditioning. Domestic hot water is provided by a Sanden heat pump system, or the wood-fired gasification boiler, or electric immersion elements. Cooking is by a 4 burner gas hotplate and a full size under-bench electric oven & grill. All windows are Titane PVC frame Tilt & Turn double-glaze with Argon.

Two-bedroom upstairs unit: - 2 bedrooms - fitted robes. Open-plan kitchen. Open-plan dining area. Open-plan lounge area. Study area with built-in desk & shelving. Linen cupboard. Laundry off downstairs lobby. Outdoor deck - French doors to lounge. Single garage (located remotely in boiler house). Heating is by either Hydronic underfloor heating in the lobby and

radiators upstairs, powered by the wood-fired gasification boiler (remotely located in the boiler room) or reverse-cycle air conditioning. Domestic hot water is provided by a Sanden heat pump system, or the wood-fired gasification boiler, or electric immersion elements. Cooking is by a 4 burner gas hotplate and a full-size wall-mounted electric oven & grill. A plate-warming oven is also built in under the main oven. All windows are Titane PVC frame Tilt & Turn double-glazed with Argon. Boiler House Construction:- brick veneer With CSR Cemintel inserts & Colourbond walls with tin roof / concrete slab. The Boiler house is divided into 4 primary areas: Wood Storage Large open area accessed by roller door at left-hand end of building. Plant Room which contains Selectronic SP Pro Solar Controller Solar Inverters (2) Solar Batteries (2 cabinets) Electrical Sub Board Solar Power Sub Board Selectronic Live Interface (to allow remote monitoring of power system) Control Panel - Hydronic Heating System Water Pump 3 Stage Water Filtration System (Including UV Steriliser Section) Storage Area for AirBnB consumables. The boiler area contains Wood-fired gasification boiler: the Units are primarily heated by an Arikisan 30 kW Wood Fired Gasification Boiler (Model VG-30). The VG-30 incorporates an EcoMAX 200 electronic control system. Two 1,000 litre stainless steel water storage tanks Sanden heat pump storage tank Single Garage Outside Area Sanden Heat Pump Compressor Unit Fire Fighting Pump & Hose Reel 3 Door Shed Construction:- Colourbond walls with tin roof / concrete slab Large 3 bay shed Has power outlets and lighting. Water Supply There are three water sources available and 140,000 litre of tank storage. Water from a small creek on Crown land on the upper-side of Raymond Road is fed by gravity to two tanks at the driveway entry. All the rooves collect rainwater. Thirdly, the property has a license to take water from Preston Creek for domestic and stock use, and council has granted an easement for pipeline access. No infrastructure has been put in place to take water from Preston Creek as the existing water sources have been adequate. Electricity Supply. There are 4 sources for electricity:- Mains Grid Supply Solar Power Battery Power Diesel Generator. The selection of which power source to use is automated and controlled by a Selectronic SP Pro located in the Boiler House. The 1989 house has 2.4 kW of solar panels and the 2019 unit build has 14kW of solar panels, all mounted on the rooves. Battery Supply 6 BYD Lithium Iron storage batteries with a total capacity of 20.5 kW are located in two storage cabinets in the boiler house plant room. Diesel Generator A 10 kVa Water Cooled Diesel Generator is located between the Old House and the 3 Door Shed. It is configured to start automatically upon receiving a signal from the SP Pro that Solar, Battery, and Mains power have all failed. The Gen set is provided with a trickle start battery conditioner and there is an Auxiliary Fuel Tank of 200 litre capacity as well as the internal fuel tank provided with the generator. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.