



## 2829 Meander Valley Road, WESTBURY, TAS 7303

'Tasman Lodge' Westbury, 34.67ha and so much more....

A rare find indeed! This property ticks so many boxes for so many different reasons. Situated on 34.67 ha (or 85.68 acres approx) of land on 2 titles with two entrances; the main entrance is off Meander Valley Road and the second is via King Street.

Built in 1920, 'Tasman Lodge' has produced many good pacers and riders in its time. As well as the main residence there are many additional buildings on the property. Originally set up as a horse property, there are 5 large stables with built in feed boxes, 4 foaling stables, round yard and a trotting track. With amazing pasture, producing huge amounts of grass and hay, the property is currently used for beef cattle and sheep, utilising the large shearing shed, cattle crush, loading ramp and 5 bay machinery shed. All paddocks are fenced and have water.

The main home has three bedrooms, all with built-ins, a large office, bathroom and two toilets. The lounge room is spacious and sunny with French doors opening onto the covered deck and the kitchen offers a fantastic amount of storage. Originally built as a cottage, the home has been extended and has new plaster, wiring and insulation throughout. Part of the original cottage remains at the back of the house. The large hedges around the home offer privacy and a nice lawn area for the family to use. There are double glazed windows and wooden floors, in all the bedrooms, office and the lounge room.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 22704867

**SALE DETAILS**

**Offers over \$1,200,000**

**CONTACT DETAILS**

**Elders Towns Shearing**

58 Elizabeth Street  
Launceston, TAS  
03 6334 3484

**Kathleen Gee**  
0466 679 668

Behind the main home is a second separate dwelling. Originally used as a Vet's office, this is set up as a bedsit with a new kitchen and reverse cycle air conditioner.

The options are endless. This could be your new horse property, cattle farm or investment.

Perfect for rural or residential purposes, this is a beautiful property with fantastic pasture and amazing mountain views.

Call Kathleen Gee now for your private inspection.

Other features: Built-In Wardrobes, Polished Timber Floor, Pacing track, shearing shed, cattle crush

- Land Area 34.2165 hectares
- Building Area: 150.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8
- Double carport
- Air Conditioning







