



229 Bevic Road, CLARENCE POINT, TAS 7270

Riverfront Location - Exclusive Mooring, Boat Ramp and Jetty!

Who could be so lucky as to have all three? As well as a private setting down a 210m-long driveway. Sit outside at night, enjoy watching the stars and river reflections, feeling like this is your own oasis.

There are many delights about this property - so much to consider. Situated on a flat internal block of 2.94 acres (approx.), the home is 50m from the 'horizon line' and a further 15m of crown land sloping to the water's edge.

To the right corner is a massive concrete boat ramp with a fishing jetty on the river side of it. Not far away is the mooring out from the river's edge. The jetty has power to it, so you can light it up at night.

Self-sufficiency is key with your own water supply (2 x 40 kl tanks), septic tank as well as subsidized power bills from the 4.2 kw solar panel system on the roof. A beautiful enclosed vegetable garden offers magnificent fresh produce for a healthy eating lifestyle and bore water is also available if needed.

Built in 1987, the home is typical of the era with spacious living areas and large

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TYPE: For Sale

INTERNET ID: 22746797

SALE DETAILS

[Expressions of Interest](#)

CONTACT DETAILS

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windows in all rooms which bring light and views to the whole house. Low maintenance brick and tile construction with aluminium windows and sliders give the home a solid feel. Blackwood and myrtle wood panelling and architraves are featured throughout home.

Al-fresco living and dining can be enjoyed from the patio off the dining area or the BBQ area nearby. The home has great 'bones' which makes it a fantastically easy property to enjoy plus put your own stamp on it down the track.

The kitchen is a great work space offering an under-bench Belling oven, induction hot plates and F&P twin drawer dishwasher. Two similar sized living areas offer flexible use of the space - currently utilised as large dining and private lounge spaces.

The master bedroom offers a walk-in robe and ensuite; the remaining two are of good size with built ins and a study or fourth bedroom is adjacent to the main bathroom with separate toilet. For more casual relaxation, the huge rumpus is the place to be with its own wood heater/oven, water views on offer and under cover access to the double carport.

Outside, there is an absolutely massive shed which offers secure garaging for several vehicles, a workshop plus office space. It is ideal for someone wanting to run a business from home.

Clarence Point is a popular location the West Tamar close to the mouth of the Tamar River while being a 45 minute drive to Launceston. Beaconsfield and Legana are nearby centres for shopping and other services, being 10 and 20 minutes away.

If you love to fish, go boating and enjoy anything relating to the water, this is a dream property!

An inspection will impress.

Other features: Built-In Wardrobes, Secure Parking

- Land Area 1.179 hectares
- Building Area: 223.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6
- 4 car garage
- 3 car carport
- Air Conditioning

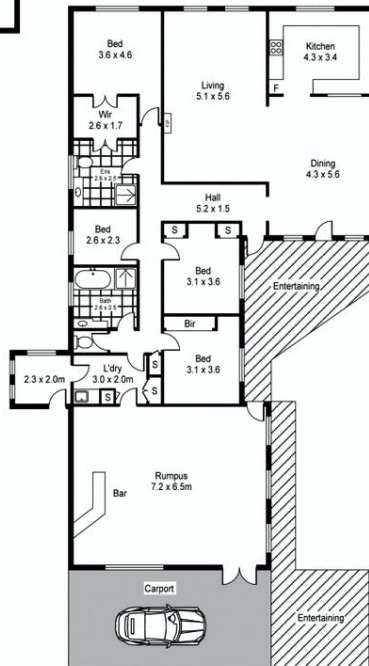
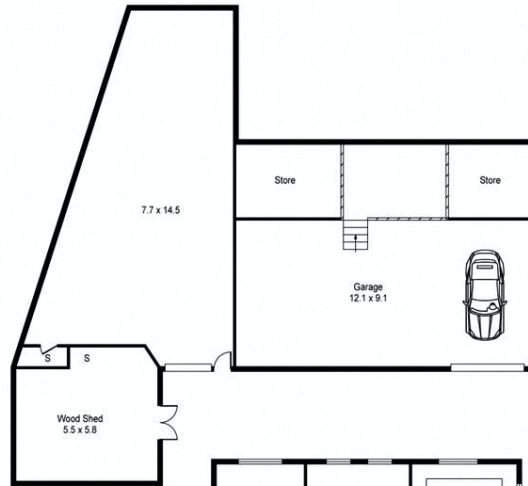








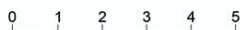
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Area	MP
Living	213
Ext	78
Garage	72



Towns Shearing



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from source we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

