

## 45 Beatties Road, LAPOINYA, TAS 7325

The Country Lifestyle So Many Are Searching For...

If you've been dreaming of a quieter, more meaningful way of life – one with space to breathe, room to roam, and a genuine connection to the land – 45 Beatties Road, Lapoinya offers the lifestyle so many people are searching for. Set across approximately 48.4 acres (19.6 ha) of picturesque Tasmanian countryside, this property invites you to slow down, live simply, and enjoy the rewards of true rural living.

At the heart of the property sits a warm and welcoming home designed for everyday comfort and practicality. The residence features three generous bedrooms, all with built-in wardrobes, and two well-appointed bathrooms, serviced by two septic systems. Two spacious living areas provide flexibility for families or guests and are each warmed by a wood heater, complemented by a ceiling heat transfer fan to efficiently distribute warmth throughout the home. With a lifetime supply of firewood available on the property, with a mixture of Blackwood, Myrtle and Stringy bark staying cosy through the cooler months is both economical and effortless.

Outdoor living is well catered for, with a rear veranda offering a peaceful setting for entertaining, relaxing, or simply taking in the surrounding natural beauty. A small deck located just off the kitchen provides an additional spot to enjoy your morning coffee or unwind at the end of the day while overlooking your expansive landholding.

**TYPE:** For Sale

**INTERNET ID:** 300P191027

**SALE DETAILS**

**Offers Over \$799,000**

**CONTACT DETAILS**

**Elders Real Estate Burnie**

72-74 Wilson Street  
Burnie, TAS  
03 6432 2311

**Amy Davidson**  
0457 529 388

Water security is a standout feature of this property. The home is supplied by a gravity-fed concrete water tank with a capacity of approximately 38,000 litres, sourced from one of four dams positioned across the property. Each dam is fed by permanent natural springs, providing excellent reliability and peace of mind for rural living.

Adding further practicality is an undercover carport and a large shed, ideal for vehicles, equipment, storage, or rural hobbies. With approximately 48 acres at your disposal, the land offers endless potential whether you're looking to run livestock, establish gardens or an orchard, or simply enjoy the freedom, privacy, and self-sufficiency that come with country living.

Set within the tranquil surrounds of Lapoinya, this property delivers space, sustainability, and lifestyle in equal measure. Opportunities like this are increasingly rare. To arrange your inspection or to learn more, contact Amy Davidson today and take the first step toward your rural lifestyle dream.

**DISCLAIMER:** While Elders Real Estate Burnie has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters

- Land Area 19.6 hectares
- Building Area: 180.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Single carport







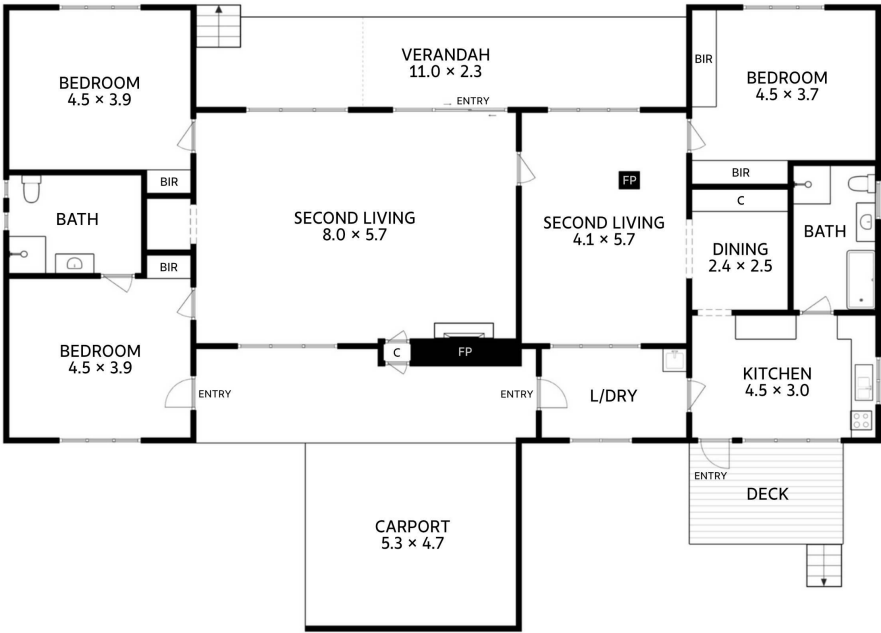
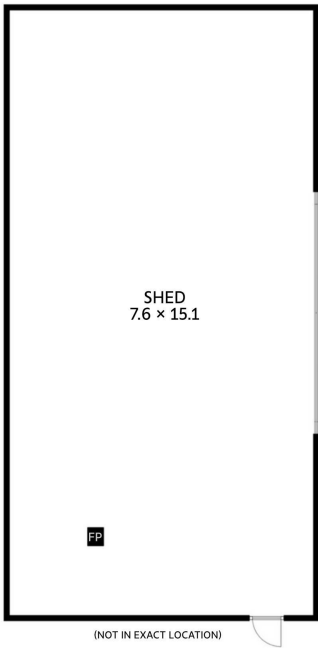








45 Beatties Road  
Lapoinya



Approx. Floor Area 180 sq m  
(excluding shed, carport, deck and verandah)

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.

