



123a Wellington Street, LONGFORD, TAS 7301

Country living free from compromise

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.

Every room of this impressive, inviting modern residence reveals views over the country side to the mountains â## a highly desirable daily reminder of the surroundings that complement this property's exceptional character and quality. The north east aspect provides for sun all year around.

Some 65 acres, fully fenced and featuring extensive frontage to the Macquarie River, the land holding and garden is further enhanced by a comprehensive semi automated irrigation system and a 65 megalitre right coupled with town water connection that ensures the reliability of water supply.

A residence designed to make the most of the sights delivers intelligently zoned dimensions for living, dining and entertaining that are matched by the luxury and flexibility of the accommodation. The natural light and polished floorboards of the living and dining areas and the modern elegance and of the open-plan kitchen form a fabulous combination, illustrated by stylish stone surfaces, high quality cabinetry and integrated appliances.

The flexibility of up to four bedrooms served by two beautifully appointed bathrooms, including an elegant ensuite, makes a memorable contribution to a home that surrounds you with sophistication.

Designer alfresco decking and patio proportions lead a list of outdoor attractions that includes landscaped grounds, a productive vegetable garden, storage, secure garaging, workshop spaces and plentiful additional car parking. The property also features a fully fenced 5 acre reserve that contains some Albino Bennetts and Rufus Wallabies.

Proximity to Longford's shops, cafes, community facilities, the primary school and the village charm that defines the township as a lifestyle destination completes a perfect balance of rural and refinement, landscape and luxury.

- * Extensive shedding
- * Livestock handling yards
- * Private location
- * Secure fencing
- * Irrigated paddocks
- * Water Tank
- * Town Water
- * Immaculately presented home
- * Farm and mountain views
- * North East aspect

- Land Area 27.62 hectares
- Building Area: 197.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- 4 car carport
- Floorboards

TYPE: Under Contract

INTERNET ID: R24679891

SALE DETAILS

Expressions Of Interest

CONTACT DETAILS

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.