



7 Ruby Flats Road, RINGAROOMA, TAS 7263

Charming three bedroom home with great investment potential

This comfortable three bedroom, one bathroom home offers an ideal opportunity for first home buyers or investors alike. Featuring an updated kitchen and bathroom, the property combines modern convenience with country charm.

Enjoy year-round comfort with wood and electric heating, while the fully fenced, level block ensures privacy and security. Additional benefits include a carport, town water,

TYPE: Under Contract
INTERNET ID: R24690986
SALE DETAILS
\$349,000 - \$379,000

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and numerous shedsâ##perfect for storage or hobby space.

Ringarooma is renowned for its rich soil and favorable climate, perfect for growing your own vegetables. Imagine cooking a delicious meal in your modern kitchen, then relaxing by the warmth of the woodfire.

Currently leased until 16th December 2025 at \$350 per week, this property offers immediate income for investors or flexibility for future owner-occupiers.

Situated in the heart of Ringarooma, the home is just a short walk to all the town's conveniences, including a butcher, primary school, swimming pool, garage, police station, and the Tulip & Oak Market Store/Post Office. The community hub is a fantastic place to meet friends, play some pool or 8-ball, and enjoy a beer, wine, or a cup of tea.

Outdoor enthusiasts will love being just 15 minutes from the world-renowned Blue Derby mountain bike trailsâ##Australia's mountain biking capitalâ##as well as nearby opportunities for bushwalking, fishing, and exploring stunning natural landscapes. Scottsdale, the hub of the Northeast with supermarkets, doctors, and pharmacies, is only 20 minutes away, offering all the conveniences you need.

Surrounded by lush farming land, this property presents a rare chance to enjoy rural charm combined with lifestyle convenienceâ##a perfect location for the whole family.

- Land Area 850.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport
- Floorboards

CONTACT DETAILS

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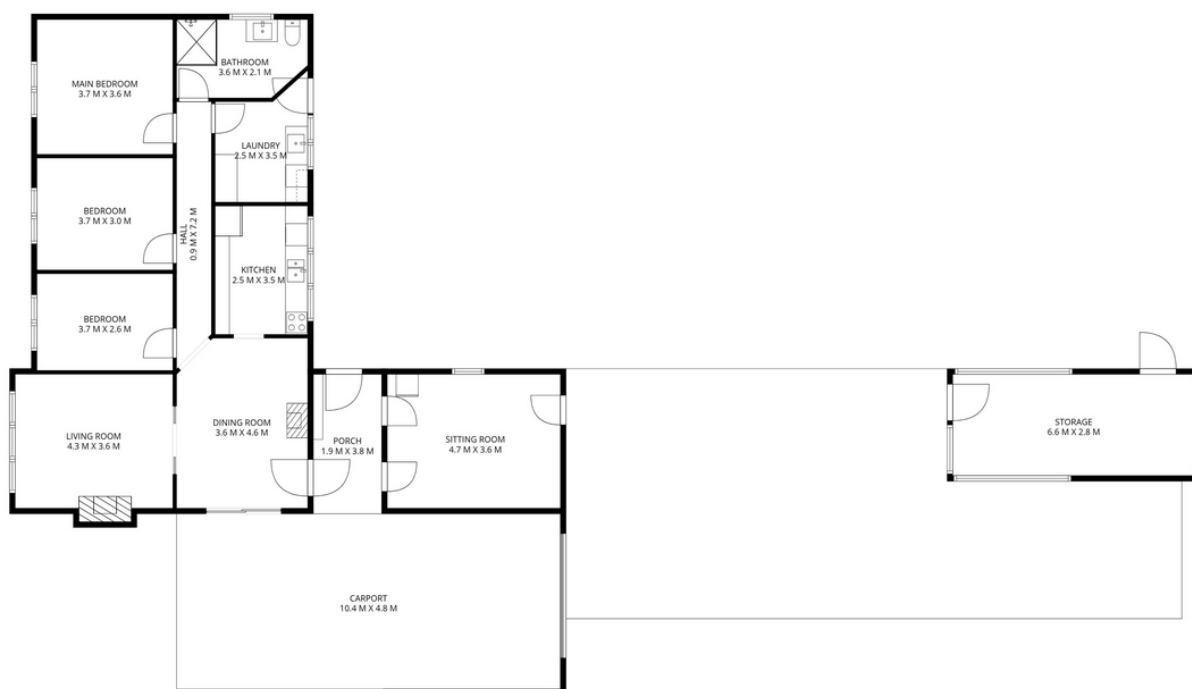
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7 Ruby Flats Road, Ringarooma



Plan is not to scale. The floor plan is intended as a guide only. All information is indicative and approximate. All information is to be verified on site. The vendor and/or listing agent and provider of this floor plan are not responsible for any errors and/or omissions.



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