



## 406 Kellevie Road, KELLEVIE, TAS 7176

Rural lifestyle haven with space to breathe

Set on 21.11 hectares across three titles, this property offers the perfect mix of space, lifestyle, and opportunity, with the charm of Nelsons Rivulet meandering along its southern boundary. Used for livestock grazing and hay production, the land also features pockets of native forest and a waterhole.

The well-maintained circa 1980s brick home is welcoming and practical, featuring three bedrooms, one bathroom, kitchen/living/dining, a separate formal living room, and a ground floor level with rumpus, laundry, and further space to enhance or develop.

Surrounded by established gardens bursting with spring colour, the home also includes a balcony with sweeping rural views, rear verandah and undercover parking for two vehicles.

Farm improvements ready to support your rural lifestyle include a three-stand shearing shed, cattle yards, large machinery and hay shed, plus a workshop. Just 25 minutes to Sorell and 40 minutes to Hobart, this property offers genuine country living with city convenience close by.

Inspections by appointment only. To request further information or to book an inspection please contact: Jodie Rolf 0448 036 242

- Land Area 21.11 hectares
- Building Area: 273.00 square metres
- Bedrooms: 3
- Bathrooms: 1

**TYPE:** For Sale

**INTERNET ID:** R24742228

**SALE DETAILS**

Offers around  
**\$1,300,000.**

**CONTACT DETAILS**

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

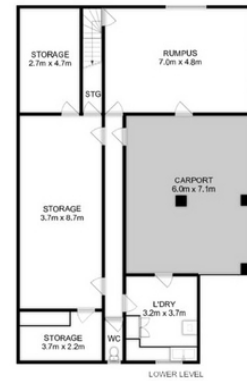
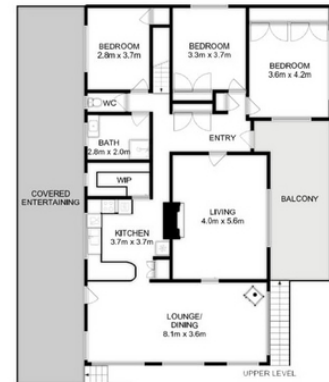
**Jodie Rolf**  
0448 036 242











Total Approx. Floor Area : 273 sqm  
 Total Approx. Outbuilding Area : 822 sqm

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com