



22 Peddles Road, LEGERWOOD, TAS 7263

Your Tasmanian Dream Awaits – Garden Paradise with rural and Mountain Views

For sale is a charming two-storey home at 22 Peddles Road, Legerwood, offering a peaceful rural lifestyle with stunning mountain views. The downstairs area features two bedrooms and an open-plan living space with a large kitchen that provides plenty of bench and cupboard space for the cooking enthusiast – perfect for preparing amazing meals from the produce you grow on the land and in the garden. There is also a cozy

TYPE: For Sale

INTERNET ID: R24757957

SALE DETAILS

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sitting room, a bathroom equipped with both a bath and shower, plus a separate toilet. At the back entrance, a mudroom/sunroom offers a practical space to remove dirty clothes after working in the garden, keeping the rest of the home clean and comfortable. Heating is provided by a wood heater and an open fire, creating a warm and inviting atmosphere throughout the cooler months. Upstairs, you'll find three additional bedrooms, providing plenty of space for family or guests.

The property includes a single lock-up garage with an attached carport, as well as a separate stand-alone double garage, wood shed, and garden shed. Water needs are well catered for with connection to town water and a supplementary tank water supply, ensuring plenty of water for all your needs. The fully fenced land boasts established gardens that have lovingly evolved over the years with mass plantings of spring bulbs, flowering cherries, crab apples, camellias, azaleas, and more bursting into colour every year. There are many magical corners and paths to explore, along with a variety of fruit trees and a very productive vegetable patch. A main feature is the hand-split and morticed post and rail fence running all along the front boundary, adding character and charm to the property. The separate paddock is ideal for keeping sheep, cattle, poultry, or other animals.

The Legerwood Valley is considered one of the most beautiful valleys in Tasmania, renowned for its farming and rich basalt soils. Local farming includes dairy, cropping, beef, and some sheep, contributing to the region's strong agricultural heritage.

Located in a quiet spot, this property encourages a self-contained lifestyle where you can grow your own vegetables and raise animals comfortably. Legerwood itself is home to a local merchandise store and the famous carved trees, adding unique charm to the area. The property is conveniently situated just 25 kilometres from Scottsdale, the main services hub of Northeast Tasmania, 44 kilometres from Bridport's golf courses and beaches, and 85 kilometres from Launceston.

For outdoor enthusiasts, the world-renowned Blue Derby mountain bike trails are only a 15-minute drive away, making this an excellent opportunity to invest in the thriving Northeast Tasmanian tourism sector. This wonderful home offers great value and is ready to become your peaceful retreat in the beautiful Tasmanian countryside.

- Land Area 8,094.00 square metres
- Bedrooms: 5
- Bathrooms: 1
- 3 car garage
- Single carport
- Floorboards

\$575,000 to \$625,000

CONTACT DETAILS

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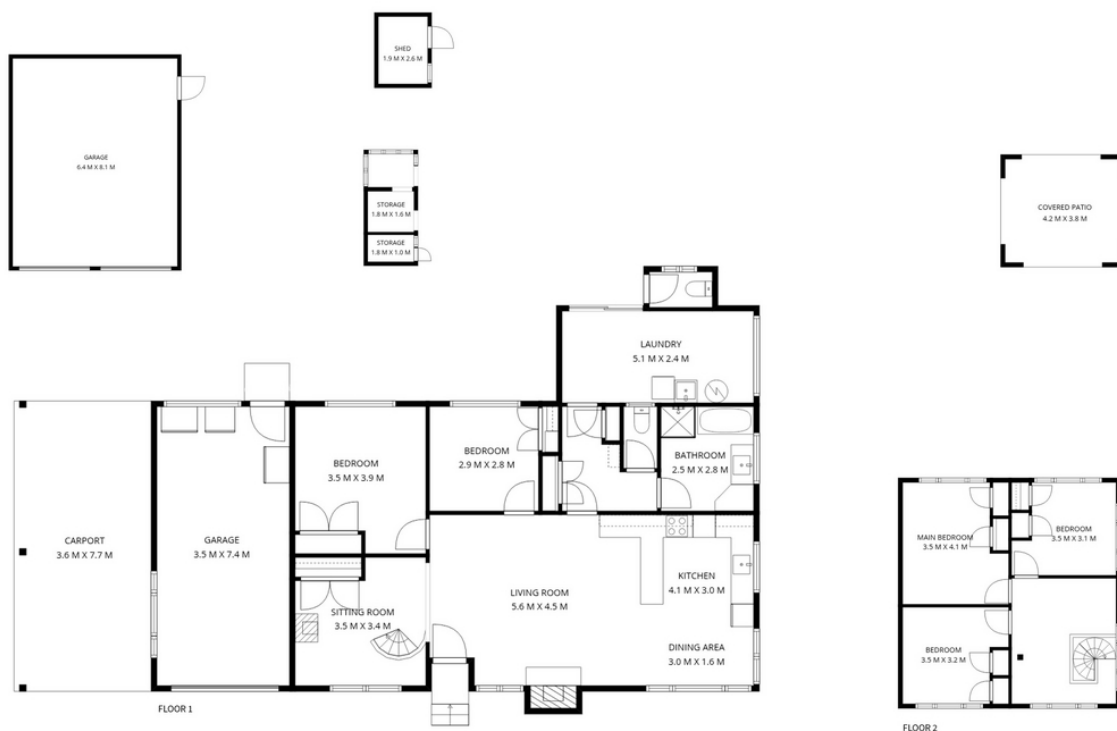
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22 Peddles Road, Legerwood



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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