



16 Gladstone Road, HERRICK, TAS 7264

Finish the Dream – Renovation opportunity on two titles

Set on two titles totaling approximately 2,249m², this 3-bedroom, 1-bathroom property presents an exciting opportunity for renovators, investors, or buyers ready to add their own finishing touches. The current owners have started the transformation now it's your chance to bring the vision to life. A selection of building materials including Gyprock, tiles, floorboards and tapware are included, giving you a valuable head start on completion.

TYPE: For Sale

INTERNET ID: R24872123

SALE DETAILS

\$399,000 to \$449,000

Inside, the dining area features a Crown wood stove, while the spacious U-shaped kitchen offers ample bench and storage space, complemented by a charming stained-glass window the perfect place to cook tasteful country meals using home-grown vegetables straight from your garden. Entertain family and friends with home-grown fruits and produce, and enjoy the simple pleasures of a self-sufficient lifestyle.

Three light-filled bedrooms provide comfortable accommodation, with one bedroom opening via sliding doors to the front patio, surrounded by established gardens.

The generous lounge room is fitted with both a wood heater and reverse-cycle air conditioning for year-round comfort. A sunroom opens to the rear patio, creating a peaceful space to relax, read, or enjoy your indoor plant collection. The bathroom already has a bath and vanity installed and is ready for the final touches.

Outdoors, enjoy lush landscaped gardens, two tranquil water features, and multiple private nooks ideal for quiet relaxation. A double garage, shed, and woodshed provide excellent storage, and the home is fully fenced. The property is serviced by both tank water and town water, offering added convenience and peace of mind.

The second title (approximately 1,200m²) features its own separate gated access and includes a productive fruit orchard with apples, peaches, nashi pears and apricots. This block offers excellent future potential for development (STCA).

Flexible Purchase Options

The owners are open to offers on both the house and the vacant block, with the option to buy one or buy both, providing flexibility for owner-occupiers, investors, or developers alike.

This is a fantastic place to raise a family or enjoy a relaxed retirement in Tasmania. Tasmania continues to grow in popularity with buyers seeking to escape city life, embrace remote or work-from-home flexibility, and enjoy clean air, fresh water and a slower pace of living.

Located in the quiet rural community of Herrick, the property is ideally positioned:

Around 10 minutes to the world-class Blue Derby

16 km to Derby

25 km to Weldborough

46 km to Scottsdale, the services hub of North East Tasmania

Approximately 1.5 hours (107 km) to Launceston

Enjoy the peace of a country town with dairy farms in the distance, while remaining central to Tasmania's outdoor adventure playground. The nearby Ringarooma River offers swimming and fishing, and Derby, Australia's mountain bike capital, continues to attract families, professionals and lifestyle-driven buyers.

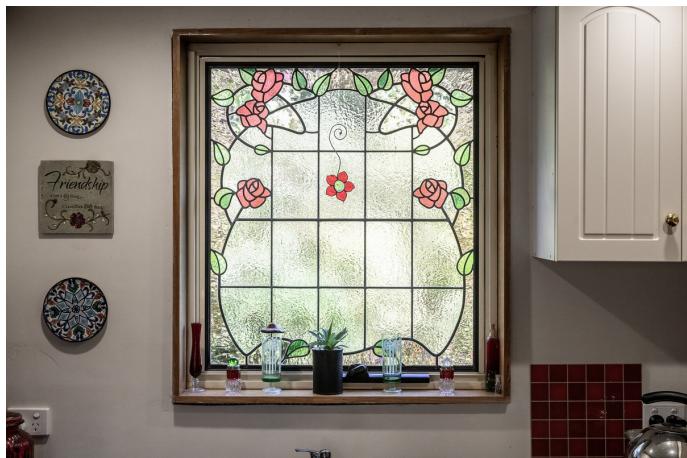
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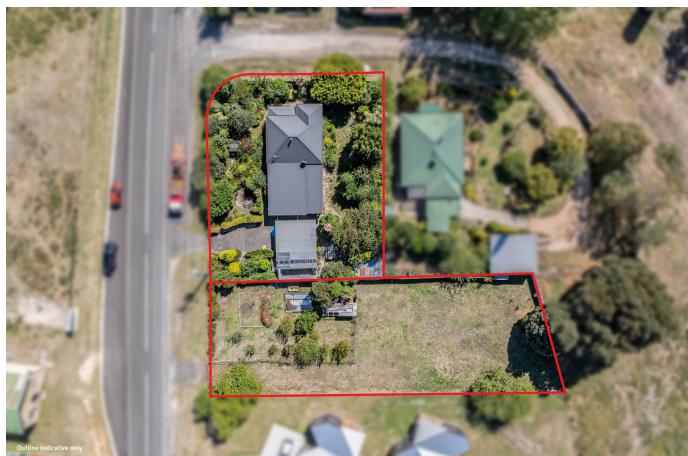
Properties in this price bracket are always in high demandâ##don't miss your chance to finish the dream.

- Land Area 2,249.00 square metres
- Building Area: 137.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage











16 Gladstone Road, Herrick



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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