



**RICHMOND**  
1442 Grasstree Hill Road

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## "Kelmere Farm"

This is truly a rare opportunity to make a lifestyle change whilst remaining within 20 minutes of Hobarts CBD. "Kelmere" is perfectly positioned on a rare flat 2.18 hectare allotment. This working farm is perfect for those wanting the country lifestyle yet with the convenience of all services, schools, shops and the bustling community of Richmond just 5 minutes away.

The farmhouse is deceptively large and is a must see, with its large lounge room which has the convenience of a heat pump but also the ambience of a wood heater. The kitchen offers an abundance of cupboards and bench space and a large walk in pantry, it has been well designed and would be a pleasure to use, and there is also plenty of room for a dining table.

The bedrooms in this home are all impressively large, the master is king sized and offers large built in robes and is also exceptionally light and bright. The other three bedrooms are extremely generous and all are large enough for a queen bed plus additional furniture.

The bathroom is modern and has a separate shower and large spa bath. There is also the added convenience of a second toilet for use when working out in the paddocks.

Set on 2.18 hectares of farm land this property is fenced and separated into working paddocks. Giving the new owners the opportunity to farm the land or to have additional livestock. The infrastructure is all here and ready to go! There is also a beautiful established garden, perfect for those who love to entertain.


The property is completed by loads of parking, a large workshop/garage, gardens shed, chook house, hot house and even a shearing shed/machinery shed. It's all here, all you have to do is move in and start living the dream.

The property offers a relaxed and comfortable lifestyle, with beautiful views, quiet location

<b>Property ID:</b>	19176079
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	140
<b>Garages:</b>	2
<b>Carports:</b>	2
<b>Open Parking:</b>	4

### AGENT

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and plenty of sunshine. It is truly a wonderful home and all within 5 minutes drive to all that Richmond and Richmond village has to offer including shops, cafes, schools, vineyards, Hobart airport and less than 20 minutes from the Hobart CBD.

To arrange your inspection, please contact our office using the Contact Agent link on this page and we invite you to download our free App (iphone and android) from the App Store. Simply search for Raine & Horne Eastern Shore. We can notify you of new listings, inspection times and price changes as soon as they happen.