



ALLENS RIVULET
59 Thomsons Road

2 1 3

Acreage Creek-side Living

Sold

Clean air, Clear water and rich in Clean Energy Unique and as individual as you are is this fabulous creek side property of approximately 14.3 acres (5.78 Hectares) with a sought after and seldom found title rising from centre of the Thomson Creek.

Privately located with a North facing elevation, enjoying views to Mount Wellington. The property has 2 large sections of pasture (approximately 8 acres) with the balance being bush-land and creek providing that country feel and freedom about 22 minutes from Hobart.

Accommodation is provided courtesy of a low maintenance Dutch barn style home comprising of polished timber floors and charming "Timber Crete Block Walls" providing thermal efficiency and character. Large Windows frame the views while the big roof area and Northerly orientation allow for great Solar Power possibilities. The large 40m2 utility area could be transformed into more living or another large bedroom.

The massive high roof workshop/garage (12.2metres x 6 metres) is separate to the home and its North orientated roof, perfect for installing solar panels continues to big double carport (7.8 metres x 6 metres) suitable for horse floats, uans, boats and high vehicles.

This property is the first adjacent to this creek enjoying a steady flow, good capacity and potential for hydroelectric power year-round with estimates of suitability for micro hydroelectric generation in the vicinity of 100kWh per day.

Property ID:	20040500
Property Type:	House
Building / Floor Area:	120
Garages:	1
Carports:	2

AGENT

Brendan Leung

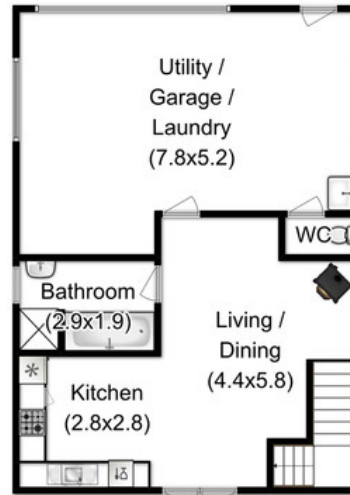
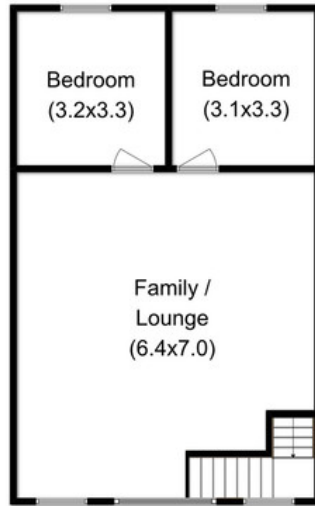
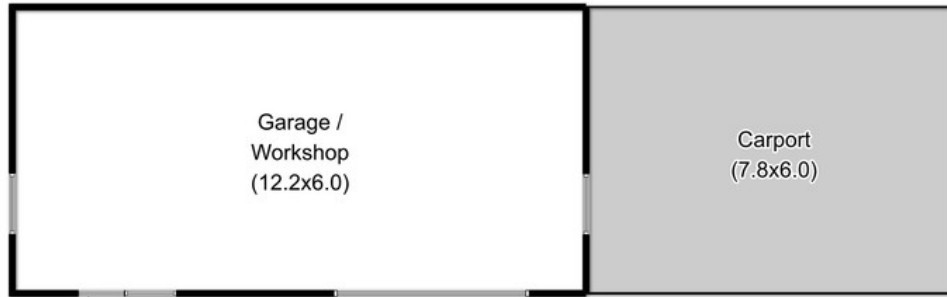
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You also have the benefit of the NBN connected to the home for fast internet and if you do require more power 3 phase is installed with a coil ready for connecting to the workshop and plenty of provision for taking power deep into the far paddock.

An inner perimeter PVC coated cyclone wire fence contains your domestic pets while your livestock appreciates the pasture. For the horse enthusiast trails are near by with Allens Rivulet just down the road.

Clean air, clear water and rich in clean energy, conveniently located some 22 minutes from Hobart, 14 Minutes to Kingston or 12 minutes to Margate. Call to experience the feeling of Acreage Creek-side Living today.



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

Total Approx. Living Area : 120 sqm
Total Approx. Utility Area : 40 sqm
Total Approx. Workshop Area : 73 sqm