

Sold

Mt Roland

80 Spellmans Rd

80 Spellmans Rd, Upper Castra



## A QUIET LIFE - JUST 25 MINS FROM THE COAST

Every so often a property comes along that makes even this old real estate veteran's hear skip a beat!

This is one of them...

Eight (8) acres of level, fenced and totally useable land, house, sheds and stables just 20-25 mins south of the sought after coastal hub of Ulverstone.

Primarily set up for horses, its your choice what type of livestock you may want to run on the property, but it is fully decked out with plenty of water, power to the sheds and a charming 4 bedroom home that is the epitome of peaceful country living.

In the house, the kitchen/dining/lounge area is a show stopper, that takes advantage of the northerly aspect - filled with sunlight - whilst the big wood fired heater will keep you warm and snug in the cooler months.

The bedrooms are all generous in size and the home is served by a functional bathroom and two w/c's.

And...you have year round access to the 250 acres of forest behind the property to ride and play on courtesy of an agreement with Forestry

🛏 4 🚿 1 🚗 5 📏 30,400 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	19
Land Area	30,400 m <sup>2</sup>
Floor Area	195 m <sup>2</sup>

### AGENT DETAILS

#### OFFICE DETAILS

Ulverstone Real Estate  
0400 180 515

 **ULVERSTONE**  
REAL ESTATE

Authorities.

This property is a truly exciting proposition for those who want peace and quiet, whilst being in close proximity to all modern amenities.

Get in touch to see what this is all about.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*