

Sold



6 Linnet St, Hamilton

CHARMING CHARACTER 4 BR



## HAMILTON CHARMING CHARACTER 4 BR, 2 BATH BRICK HOME WITH MANY BONUS FEATURES

Looking for the perfect 'Home Sweet Home' with a rural outlook for a lifestyle change then look no further. Full-length white picket front fence. This family home has 4 bedrooms or 3 bedrooms and an office. Historic village setting with views encompassing sandstone church, olive groves, grazing land and snow capped mountains in winter in the distance. Full length veranda front and rear, undercover paved area at the rear, enjoy a great outdoor lifestyle with the facilities on offer such as a paved bbq area, sweeping lawns ideal for children etc etc. Undulating property fully fenced, trees and shrubs, an area with 3 medium sized holding yards with horse and pony shelters and a spelling paddock. There is plenty of space to grow your fruit & veggies, plus a chook pen including 11 laying hens.

Key features:

- All rooms are SPACIOUS
- Built-in-robos in the hallway, laundry and 3 bedrooms
- WIR and ensuite in the large main bedroom which has colonial pane bay windows & R/C heat pump
- Spa bath in the main bathroom
- Insulated (walls and ceilings) + 2 heat pumps
- Security doors all around
- 5kw solar panels
- Hard-wired smoke alarms

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**Price** SOLD for \$520,000

**Property Type** Residential

**Property ID** 217

**Land Area** 4,300 m2

### AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



- Mobile internet + NBN
  - Kitchen with gas cooktop, stainless steel splashbacks and blackwood pantry & cupboards
  - Low maintenance Colourbond roof, sandstone besser block construction, anodised aluminium windows
  - Attractive gardens with fruit trees, ornamental roses, hot house, chook house, garden shed, dog run & more. Set up for ponies
  - Large block of land - approx 4,300 sqm
- 4-car Colourbond high-clearance garage with power, security system & concrete floor + attached 2-car carport
- Rear paddock of approx 2,500 sqm , with post and rail fencing on 2 boundaries.

This property has been priced to sell at offers over \$499,000. Contact Paul Scott via email [pauls@tasbps.com.au](mailto:pauls@tasbps.com.au) or phone 0477 771 098, or Praveen Pant on [admin@tasbps.com.au](mailto:admin@tasbps.com.au), phone 0432 256 682. INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE PROPERTY AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

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