



kate

reality



## 199 Littles Road Premaydena TAS

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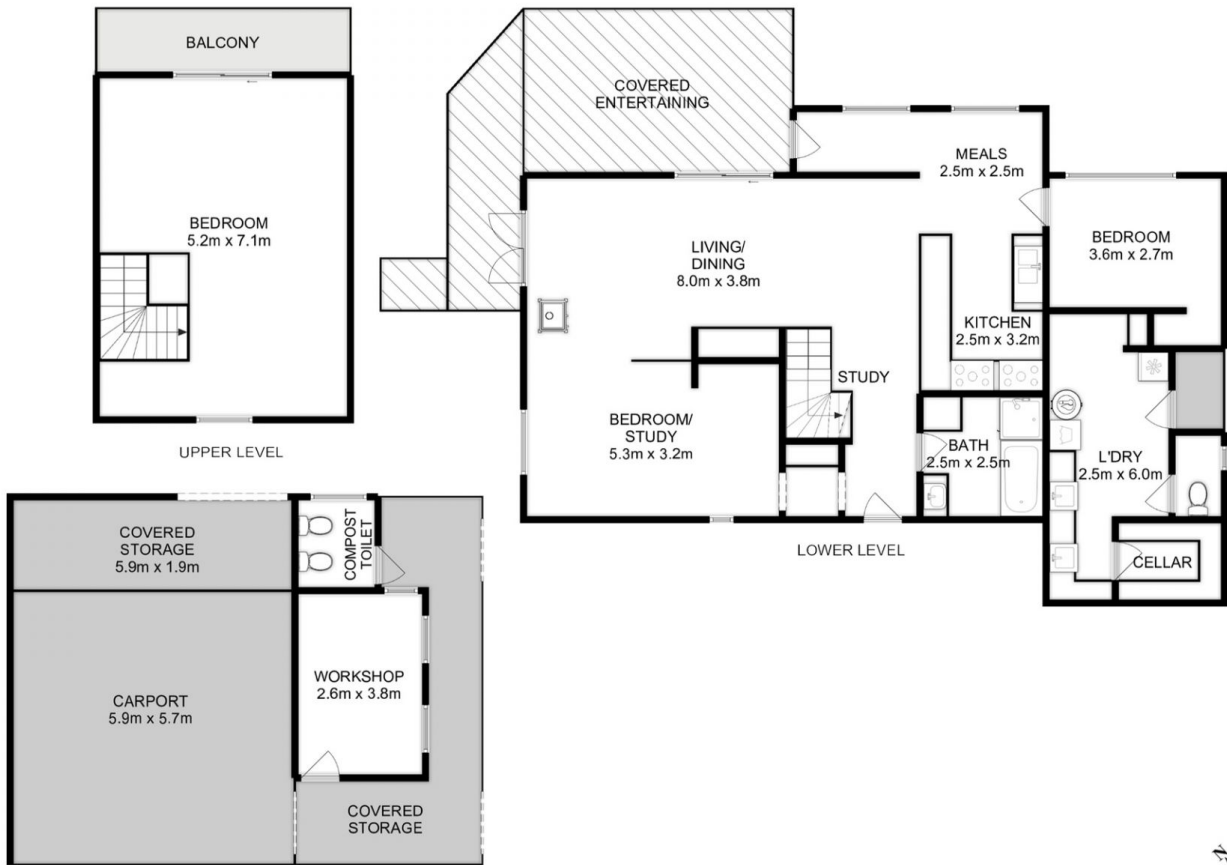
Perched on approximately 25 acres of land is this unique home with wood-lined cathedral ceilings. Filled with rustic character with solid timber flooring, yet uncompromising on modern inclusions including gas cooking and butler's pantry. The large glass windows are strategically placed to take in the beautiful mountain and Norfolk Bay water views. Upstairs there is a generous mezzanine bedroom with private balcony, downstairs there is the second bedroom plus a study; ideal for guest sleepovers. The kitchen and open living lead to an all-weather entertaining area, with the home heated by a free-standing wood heater. The bathroom has a full-sized bathtub and separate shower. There are two composting toilets, with one placed conveniently in the external workshop/carport area.

- 25 acres of land with 2 cleared paddocks and 3 dams
- Solar hot water

**Price** : \$ 670,000  
**Building Size** : 159 sqm  
**Land Size** : 9.82 ha  
**View** : <https://www.katestoreyrealty.com.au/sale/tas/hobart-southern/premaydena/residential/house/7491610>



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Total Approx. Floor Area : 159 sqm  
 Total Approx. Outbuilding Area : 78 sqm

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