

Under Contract



1684 Harry's Creek Road, Marraweeney



### "Icklesham" - A Country Manor

"ICKLESHAM" HOMESTEAD; This imposing Brick Tudor style home of generous proportions, has been constructed with a steel frame based on a substantial concrete slab. Emphasis is applied to energy efficiency with walls and ceiling fully insulated and sound-proofed. Relaxed living has been paramount in the designers eyes with a huge recreation room with a north-westerly aspect providing sunny relaxation and picturesque rural views. The home has many features including but not limited to;

- 3 double bedrooms, master with ensuite and walk in robes, others with large built in robes.
- Large family bathroom with spa bath, separate toilets.
- Tasmanian blackwood kitchen and family meals area.
- Walk-in pantry.
- Formal dining room.
- Lounge with wood heater set in local stone fire-place, red gum mantels.
- Built-in Victorian ash display cabinet.
- Internally wired surround sound system.
- Quality fixtures & fittings throughout.
- Huge 6m x 7m recreation/sun room with cathedral ceiling.
- Large laundry, wet entrance ,storage.
- Evaporative air-conditioning.
- 50,000lt fresh water storage.

EXTERIOR; Formed driveway, 11m x 4.5m approx heated shed with garage and workshop. Second shed provides enclosed accommodation for 4 vehicles and a section for hay storage.

3 2 4 8.00 ac

|                      |                |
|----------------------|----------------|
| <b>Price</b>         | Offers Welcome |
| <b>Property Type</b> | Residential    |
| <b>Property ID</b>   | 74             |
| <b>Land Area</b>     | 8.00 ac        |

#### Agent Details

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#### Office Details

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**McCORMICK & CO**

FARMLET; Approx 3 acres of fertile creek flats can support horses or other animals.

AGENT REMARKS; This brilliant lifestyle property offers space , privacy and style and presents as a perfect “tree-change” lifestyle for professional persons, or a family needing space to pursue outdoor activities related to horses or other animals. A school bus services the area.

Our vendors have enjoyed their home immensely but now are retiring interstate. Their instructions are clear.....SELL!

For sale by deadline date closing Tuesday 7th October 1.00pm UNLESS SOLD PRIOR.

Open for inspection Saturday 13th September 11.00am-12.00pm, Sunday 28th September 1.00pm- 2.00pm, or by appointment.

*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.*