






### 174 Umfrevilles Road Kaoota TAS

6  2  5 

This delightful 8.5-acre pastured property is set amongst the tranquil rolling hills of Kaoota, which is a short 35-minute drive from the CBD. It offers two separate residencies, perfect for the extended family. Both enjoy delightful pasture, bush and forest views all the way to the Hartz Mountains.

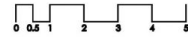
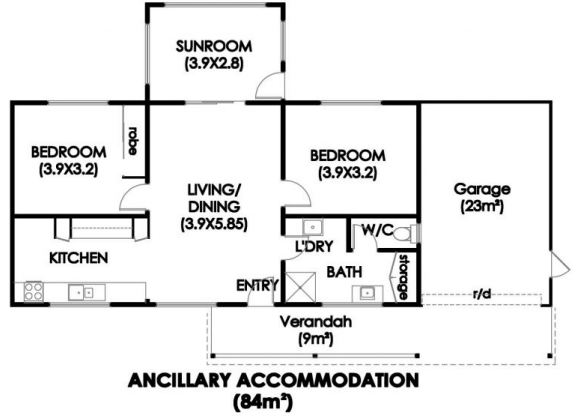
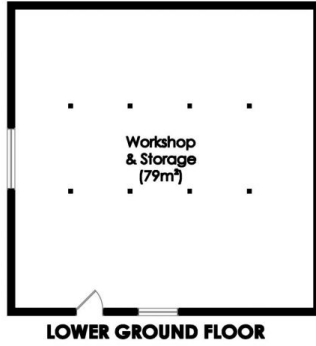
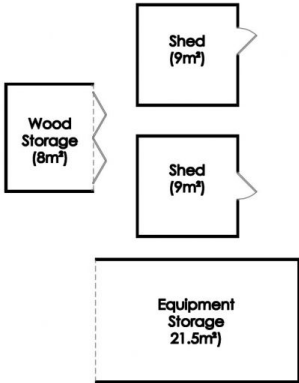
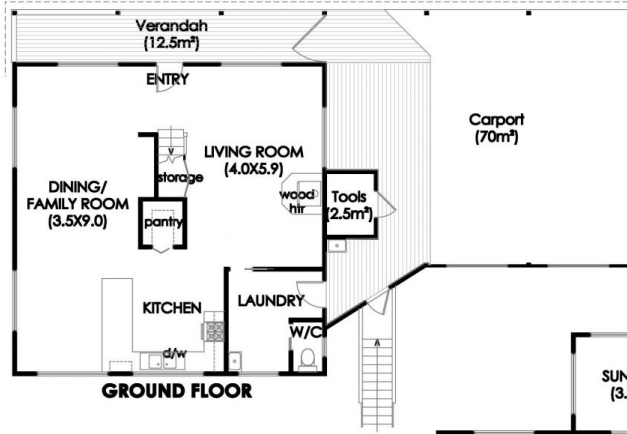
The main dwelling has excellent living space spread over two floors, with every window offering pleasant vistas of sunshine and greenery. The lower level has two spacious light filled living areas; one heated by a wood heater and the other by a heat pump. The views from the large, modern cupboard and bench filled kitchen will help inspire many a culinary country creation. So as not to bring nature or the paddock into the house there is a mudroom/ laundry plus there is also a second toilet.

**Building Size** : 246 sqm  
**Land Size** : 3.213 ha  
**View** : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/kaoota/residential/house/7403135>



**Debbie Burgess**  
 6169 2555

KAOOTA  
 174 Umfreilles Road  
 House Area: 170m<sup>2</sup>(18.3sq)



**NOTE: exterior features are not shown in actual locations**  
**IMPORTANT: measurements are approximate-interested parties need to verify**