



### 1017 Nicholls Rivulet Road Nicholls Rivulet TAS

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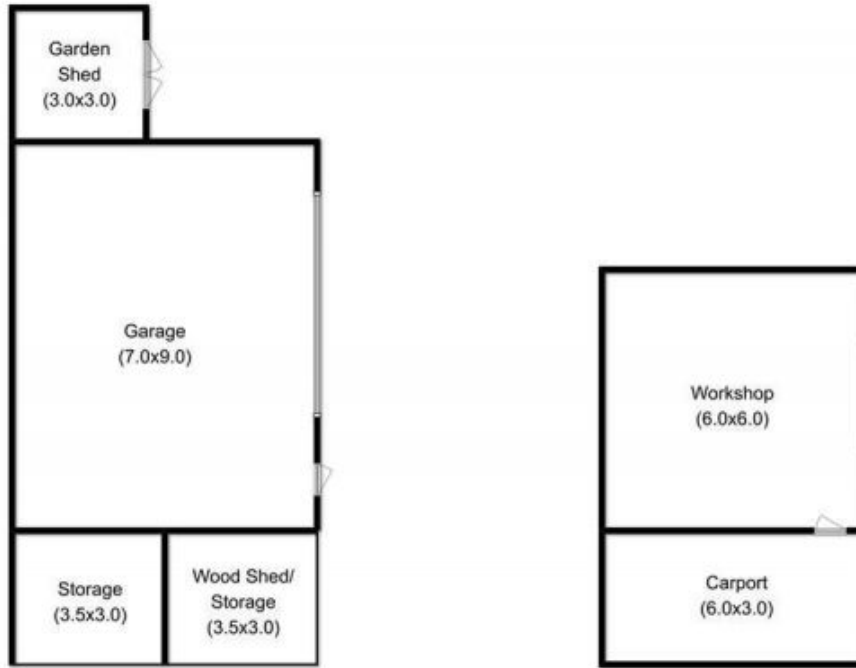
Rarely do you see a property this good! A magnificent 32.5 Acre rural estate comprising approx 70% fully fenced pasture and over 9 Acres of native tall timber forest.

The home, built in 2007, is sited for winter sun and is constructed from Timbercrete, an environmentally sensitive manufactured brick with high insulation qualities, high thermal mass and is fire retardant. Inside, the bedrooms can only be described as generous with cathedral ceilings, panoramic windows and built-ins, with the master featuring a walk in robe and ensuite with underfloor heating. The large family bathroom has separate bath and shower, separate toilet, and the laundry has great built in storage with direct external access to the double carport and yard. The living area is designed to capture the sun with large panoramic windows, open-plan lounge and dining, bi-fold doors to the alfresco undercover dining area and double

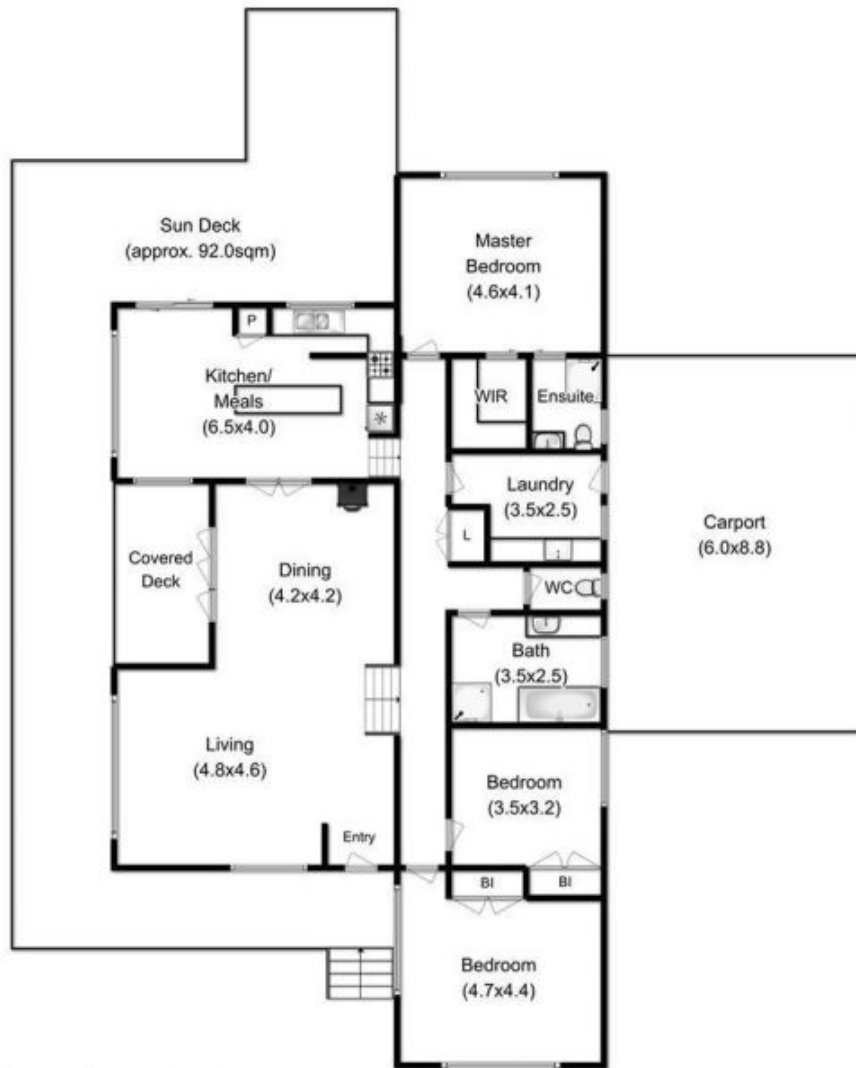
**Building Size** : 183 sqm  
**Land Size** : 131600 sqm  
**View** : <https://www.taspr.com.au/1462882>



**Maree Oost**  
**03 6264 2888**



Total Approx. Outbuilding Area : 149.0 sqm



Total Approx. House Area : 183.0 sqm

Fixtures & Fittings for display purposes only, not to scale  
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