



15 Batchelors Road Nicholls Rivulet TAS

4 2 6

The complete rural package with 4 bedrooms, 2 bathroom 1900s homestead on 7 acres of useable land, lots of sheds and a Rivulet boundary. Set in the peaceful and private valley of Nicholls Rivulet and under 10 minutes drive to the artisan town of Cygnet, this property will certainly appeal to the buyer looking for the self-sufficient lifestyle in this popular region. There is a separate artists studio almost completely restored also.

The home retains most of its original character, with a large 4th bedroom upstairs or rumpus room. Downstairs are 3 bedrooms, and 2 bathrooms and a classic country timber kitchen that is open plan with the dining room. The big separate wood heated lounge is the central feature room of the house. There are two open fireplaces and a covered in back porch area great for coats and boots etc.

The gardens around the house abound with a variety of

Building Size : 203 sqm
Land Size : 28830 sqm
View : <https://www.taspr.com.au/1854857>



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Total House Area : 203 sqm (excluding verandah)

Upstairs = 40sqm

Downstairs = 160sqm

Verandah = 19.3sqm

This plan is a sketch, for illustration only.
All measurements are internal & approximate