

# 10 Crofton Court, Huonville, Tas 7109



## Sold House

Tuesday, 5 March 2024

10 Crofton Court, Huonville, Tas 7109

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 2043 m<sup>2</sup>

Type: House



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**\$750,000**

This property boasts a charming period home nestled within expansive, well-maintained gardens, a true rarity in the heart of Huonville. Having started life in the main street of Huonville back in 1935 for the local constabulary, then later transported to its current location to allow for the new hardware store in 1991, this home certainly holds a lot of history. Sitting on a little over half an acre of charming gardens, which provide winding pathways leading from the sunlit north-facing verandah, complete with a charming rotunda at one end, to the vegetable gardens and chicken coop at the rear, this property is a genuine delight. Inside, the open-plan living and dining area is beautifully complemented by an updated kitchen, equipped with all modern conveniences, including a stainless steel gas cooker, pull out pantry and fully fitted cabinets. To keep this space warm and cosy, there's a wood heater as well as a heat pump. The property features four bedrooms and two bathrooms, one of which serves as an ensuite but is also accessible from the hallway. This bathroom is fully tiled and boasts a freestanding soaking tub, ideal for unwinding. The fourth bedroom provides double doors which lead to the open plan living area and is located on the northern side of the home and can be easily reverted to its original purposes as a formal dining or second living area. The exterior of the property boasts a diverse array of fruit trees, such as apple, pear, plum, hazelnut and others. It's complemented by a rich assortment of plants and flowering trees, creating a vibrant landscape. The generously sized garden beds offer limitless potential for growing your own vegetables and there is an established chook run beneath the fruit trees. The wide verandas capture the sun and offer shelter year round and the courtyard is the perfect place for an outside fire pit amongst the beautiful trees and flowers. There is a second access at the rear of the property for gardening and maintenance if required. The garage workshop is 6X9m offering extra space and blends nicely with the style of the home and gardens. Multiple garden areas offer a chance to escape and enjoy the vast colours and beauty of a rural setting with all of the conveniences like town services and level walking paths into Huonville. Located only a short 30 minute drive from Hobart CBD and within walking distance of all necessities in Huonville, this property is one of kind. We look forward to showing you through at one of our upcoming open homes or please contact us today for further information. Rates \$2,200 approx. pa