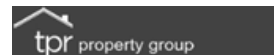


**1004 Cygnet Coast Road, Lower Wattle Grove, Tas
7109**



House For Sale

Friday, 22 March 2024

1004 Cygnet Coast Road, Lower Wattle Grove, Tas 7109

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 3 m2

Type: House



Renee Vanson
0417535112

Best Offer Over \$1,200,000

If you love country charm in a property with a water view, then this property is for you. Nestled across the road from the majestic Huon River, this Circa 1908 weatherboard home has been lovingly maintained over its time. There are separate living zones to enjoy along with spacious bedrooms and a study option which could be a single third bedroom if required. The spacious kitchen has ample bench and storage space and is separate from the living areas. Leading out through bi-fold doors from the dining is a timber deck, taking in the Huon River vistas and beyond. Original features are still present in the residence including ceiling roses, ornate cornices and dado. All the windows have been replaced with double glazing, creating that ambience all year round regardless of the season. Stepping outside, there is a double carport directly at the rear entrance. Head up the driveway and you will find a quaint timber chalet that can be used for many ventures such as an office or potting room for those that love to garden. Further up into the acreage there is a large steel shearing shed, should you wish to continue to run sheep, or it can be converted into a shed. There is also a large steel machinery shed with a high entry point for larger vehicles and a mezzanine level for storage. Additionally on site, there is another chalet that is semi self-contained, it does require renovation however there is ample opportunity for the use of this building as well. All outbuildings have power connected and the shearing shed, and machinery shed have been reroofed and are solid. The land is all fully fenced and there are two dams located on the property providing water. There is also an abundance of fruit trees including crab apple, quince and apple. The property is located on a coastal scenic route, surrounded by a peaceful natural ambience. The closest township of Cygnet, where you will find all shops and amenities, is a short 10-minute drive and the Hobart CBD is a 45-minute commute. The property has been in the one family for many years and its now time for a new chapter to begin at 1004 Cygnet Coast Road. This locale is highly sought after and properties in Wattle Grove and surrounding areas rarely make it to market due to its popularity. Viewings are by appointment and there will be no open homes scheduled. Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.