

104 Main Street, Huonville, Tas 7109

the property culture.

House For Sale

Tuesday, 30 April 2024

104 Main Street, Huonville, Tas 7109

Bedrooms: 5

Bathrooms: 1

Parkings: 1

Area: 3460 m2

Type: House



Colby Bauckham
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Karl Gallienne
0448655446

Offers Over \$1,195,000

We use the term 'unique' a lot in real estate, but 104 Main Street in Huonville truly fits the bill! Believed to have been built in 1903 by early orchardist, Thomas Walton, this home is a classic and stunning example of the Australian adaptation of Edwardian architecture, and a worthy recipient of a spot on the Tasmanian Heritage Register. The home is being sold with 2 titles totalling 3460m² offering the new owners an interesting development opportunity, or simply the chance to own a grand old home on close to an acre of land in the middle of the beautiful Huon Valley township of Huonville. As you arrive at the home, you are welcomed by the classic Federation facade boasting 3 brick chimneys and the symmetrical verandah with delicate fretwork which is such an icon of the era. Stepping inside, the grand hallway leads you through the home, and is a 'wow' moment all of its own. Measuring roughly 15m x 2m, it has been undergoing repair work to the lathe and plaster walls and 11ft ceilings, and the original plaster mouldings and is almost ready for the finishing touches of a fresh coat of paint. The floorboards through the hallway, and the majority of the home, are all original, as are the architraves and skirting boards. They are solid timber and have never been painted over which is so lovely to see. The home offers a flexible layout of 5 bedrooms, or 4 bedrooms and a home office as it is currently set up. Three of the bedrooms have the original fireplaces and timber mantels. The chimneys have been blocked off, but can easily be reinstated, making a lovely feature in the rooms. Towards the back of the home, taking advantage of the north-east light, two large living areas are the perfect place to gather as a family at the end of a long week, or enjoy entertaining friends and family. The second living space is open to the kitchen and encompasses a lounge room with television and a dining area. This area is heated by a woodfire creating great atmosphere in the cooler months, and both living areas are carpeted for comfort. Over time, the kitchen and bathroom have been sympathetically renovated in the style of the original home, however they could also handle a more contemporary renovation if that's more in keeping with your taste and style. Throughout the home, with the exception of the kitchen area, all the sash windows are original and were mostly never painted ensuring they function perfectly. The property has a variety of well established trees, as well as the more structured garden which was planted by a previous resident in 1989. As well as being a beautiful space to enjoy, the garden is also productive with various fruit trees including cherries, apples, pears, nectarines and apricots, as well as blueberry bushes. A garden shed sits to the back of the yard and is the perfect spot to store all your equipment. There are several grassed areas suitable for kids and pets to play, or to simply sit back and admire what is a truly special home. If developing the property is of interest to you, the General Residential zoning offers great scope for either subdivision, or the development of a Strata, subject to Council Approval. This property is ideally located in Huonville offering easy access to public transport into Hobart and Kingston for work and school (you can be picked up and dropped off right outside your door!). Huonville has an abundance of shops, schools, cafes, supermarkets and pubs, as well as everything else you'd expect from a small country town. There is easy walking access via a footpath to the next town over, Ranelagh, where you can enjoy a great bakery, burger bar and restaurant. For more information on this home, or to discuss some of the opportunities it presents, please get in touch. I cannot wait to show you through!