

**110 Voss Road, Huonville, Tas 7109**

the property culture.

**Sold House**

Friday, 15 September 2023

110 Voss Road, Huonville, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 5 m2**

**Type: House**



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**\$890,000**

Situated just on the outskirts of Huonville, perched high overlooking the Valley and mountains beyond, 110 Voss Rd offers a unique and enviable lifestyle. The charming 3 bedroom Cape Cod home which is sitting on just over 12 acres of pasture, bush and gardens is the ideal property for those looking to create a more self-sufficient life, while still being within easy commuting distance of Hobart. Offering ultimate privacy, the property is accessed by a long, concrete driveway leading right up to the house, tucking you away in your own oasis. As you step inside, you can't help but notice this is a house that feels like a home. Featuring a wonderful, open plan living, dining and kitchen which makes the most of the spectacular outlook, there is plenty of space for family and friends. The large timber kitchen offers plenty of space for those who love to cook and the addition of a combustion stove adds to the overall charm. Cooking your own produce slowly over the stove on a wintery day, watching the weather pass through will fast become a family favourite. Of course, an electric stove for everyday cooking is also available. Near the kitchen there is space for a large dining table for friends and family to gather around, looking out to that all important view. The dining flows into the living area; a cozy space to relax and unwind. This whole area is finished with timber floors, newly installed PVC double-glazed windows and sliding doors (this area only) and a reverse-cycle air conditioner and wood fire for year round comfort. In addition to the living space, the lower level also has a functional laundry/mudroom with access straight from the carport and a huge family bathroom complete with corner bath. Stairs lead to the upper level where there is a spacious main bedroom, large enough to also use as a study or retreat area. The room is packed with storage and a functional ensuite, with the addition of French doors leading onto a north-facing balcony; the perfect spot for your morning coffee. There are two other bedrooms upstairs, with one other having its own private balcony. The outside infrastructure here is impressive as soon as you arrive with an engineered concrete driveway right up to the house and an electric gate ensuring kids or pets are safely contained. The concrete extends around the back of the house ensuring there is loads of parking for boats, cars, caravans or trailers and an double carport offering undercover access straight inside. At the back of the house, there is a 14mx9m shed complete with concrete floor, power, and insulated rear storage rooms. On top of the shed there is a 5.6kw grid-connect solar system helping to reduce energy bills. In addition to all of this, there are a few smaller sheds for wood and garden storage, a polytunnel and hot house, an abundance of fruit trees, raised veggie beds and chicken coop area. This fantastic property is so well setup and completely ready to go for your self-sufficient lifestyle dreams. Located just 5 minutes drive from the Huon Valley hub of Huonville and approximately 30 minutes drive from Hobart CBD. If you're looking for the ultimate tree-change with all the modern comforts, please get in touch. I cannot wait to show you through!