

**12 Pottery Road West, Dover, Tas 7117**



**Sold House**

Thursday, 21 September 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 2008 m2**

**Type: House**



Jordan Phillips

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**\$440,000**

This cosy lifestyle home consists of 3 bedrooms, 1 bathroom and is situated on a very generous 2008 sqm flat block which is filled with incredible established gardens. At the front of the home and throughout the back of the property, you'll find an array of both ornamental plantings and thriving produce gardens. The much loved family home is described as inviting, warm and filled with light. The living space is generously proportioned and shares the central area of the home with the dining room, creating a welcoming atmosphere. The timber galley-style kitchen provides excellent storage with views over the back garden, adding a scenic element to meal preparation. The mudroom doubles as a laundry area, providing a practical and compact space. This feature adds convenience, as you can manage laundry tasks without needing a separate laundry room. There is also a charming wood heater located in the centre of the home providing warmth all year round. The main bedroom features a built-in robe and also provides an ample of space, with the other two standard sized bedrooms also featuring built-in robes. The property is equipped with a 5 KW solar power system comprising 18 panels, which can help reduce energy costs and environmental impact. Additionally, there is a newly installed Apricus solar hot water unit (less than 12 months old), providing energy-efficient hot water. The property boasts beautiful gardens with a wide variety of fruit trees, including peach, apricot, cherry, plum, apple, almond, olive and lemon trees. Berry lovers will appreciate the presence of raspberries, tayberries, loganberries, blueberries, and strawberries. For those interested in homegrown produce, there are established asparagus plants, blackcurrant, white currant, and redcurrant bushes. The presence of flowers like peonies, tulips, ranunculus, anemones, snapdragons and French roses adds colour and charm to the landscape. The garden is well-maintained with rainwater-irrigated polytunnels (x 3) and garden beds, ensuring a consistent water supply. Rainwater tanks include 1 x 4600 liters and 1 x 6300 liters, offering ample storage for rainwater harvesting. A chicken coop is included, which can be a source of fresh eggs or a hobby for poultry enthusiasts. Beside the double carport there is a lockable tool shed in addition to a spacious workshop/shed, providing storage and workspace for DIY projects and gardening tools. Dover is described as a beautiful location with pristine beaches in the far south. It also offers excellent fishing and sheltered waterways for sailing. The area provides residents with everyday needs, including a doctor's surgery, supermarket, bank, post office and a hardware store, making it a convenient place to live. The property is presented as a substantial quality home suitable for various purposes, such as seaside retirement, accommodating a growing family, or adding to an investment portfolio in the scenic Huon Valley. Don't hesitate to contact Jordan Phillips for more information or to book a private inspection. Rates \$1,100 approx. pa