

# 127 Deviot Road, Robigana, Tas 7275



## Sold House

Monday, 14 August 2023

127 Deviot Road, Robigana, Tas 7275

Bedrooms: 2

Bathrooms: 2

Parkings: 6

Area: 2894 m2

Type: House



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## Contact agent

In a peaceful location near the Tamar River you will adore this well presented two-bedroom, two-bathroom timber clad ranch style home. Set on a generous, established block of 2894 sqm with Tamar Valley and river views, you will enjoy the full advantage of that special microclimate proximity to the river provides. The exterior timber cladding on both the home and the garage has been oiled and retreated to showcase the glowing warmth of this natural building material. Paired with a traditional iron roof in a restful soft green, the home has a modern country appeal. The ceilings and walls are insulated, and the windows double glazed for energy efficiency. The bright dual aspect kitchen features quality appliances including that 'must have' dishwasher, a double sink, and a walk-in pantry. Light coloured benchtops combine with neutral cabinetry set out with cupboards, pot drawers and timber features, combining to make a very workable and pleasing design. Semi open plan the large 8.8m x 4.0 m living area is an inviting room. With cathedral ceilings, character beams, a freestanding wood burner on a tiled hearth, reverse cycle heat pump and 2 ceiling fans for optimal airflow, it's both comfortable and stylish. Two large windows and a sliding door take full advantage of the natural light and views that surround the home. A gorgeous, covered verandah in timber with timber railings looks out over the leafy gardens. With its exposed galvanized roof and beams it oozes the popular classic Aussie country feel. Direct access to the sunroom and living area easily connects these spaces to the verandah for maximum enjoyment. Both bedrooms are a good size. The master with ensuite shower room and built-in robe has direct access to the timber lined sunroom which makes a super spot to sit and enjoy the winter sun, read, sew, or retain its current use as a perfect work from home space. The second bedroom is a bright double with a built-in robe and large window looking out onto the garden. The adjacent family bathroom features warm pine lining and a stained-glass window, it includes both a walk-in shower and bath, WC, and large vanity with storage under. A practical utility room with sink, bench top and storage underneath has easy outdoor access to a covered entrance, two clothes drying lines, paved area and rear garden beds. A hallway linen cupboard has room for all the sheets and towels. Extra storage is also found in an attic area, accessed through a door high in the main bedroom, ideal to discreetly house all those once-a-year seasonal necessities. The spacious grounds are set out with sweeping lawns, mature ornamentals with year-round interest, a productive garden with a fully enclosed veggie plot, established fruit trees, citrus, and a selection of grape vines. A handy 4.5m x 2.5m garden shed for the tools, a wood storage area, vermin proof fencing and a rainwater tank for the veggie plot promise many enjoyable hours in the garden. Plenty of room for vehicles in the 2 car carport with rear 2 car garage attached, plus open parking. The garage has power connected and a concrete floor for versatile use. Set among similar country properties close to the Little Swan Point Track which boasts river walks and birdlife with also the Supply River Historic Site walk where you weave along the forested edge of the Supply River to be greeted by historic mill ruins with its turbulent waterfall, this is your opportunity to enrich your lifestyle in this ever-popular Tamar Valley beauty spot. Well located just 10 minutes to the bustling Exeter township with all services and schools, 15 minutes to the Legana shopping complex, and a comfortable 30-minute commute to the city enjoying river and vineyard views on the way. • Well-presented two-bedroom, two-bathroom home on a 2894sqm block. • Semi open plan living with cathedral ceilings and character beams. • Detached two car carport, and 2 car garage with power installed. • Spacious grounds, mature ornamentals, enclosed veggie garden. • Gorgeous elevated and covered timber country style verandah. • Bright, dual aspect kitchen with walk in pantry, double sink and dishwasher. • Freestanding wood heater on tiled hearth plus reverse cycle heat pump. Rates: \$1,300/annum approximately Water: \$130/qtr approximately Rent: \$430/week approximately Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.