

# 135 Flood Road, Huonville, Tas 7109



## House For Sale

Thursday, 26 October 2023

135 Flood Road, Huonville, Tas 7109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3167 m2**

**Type: House**



Jordan Phillips

0476262586

## Best Offer Over \$895,000

Situated in the highly sought after township of Huonville, this beautiful 1910 federation home includes four bedrooms and two bathrooms. This spacious, charming home combines convenience, privacy, modern comfort, a breathtaking view of the Huon River around to the mountain ranges of Sleeping Beauty and will be sure to impress. Entering the property, you are immediately surrounded by beautiful manicured gardens and an expansive timber deck that opens onto amazing views of the river and surrounding valley. This character filled home has been tastefully brought lovingly into a 21st century, while still keeping the elegant period features of the original design. The home boasts a beautiful timber kitchen, excellent storage, a timber island bench, free standing cooktop/oven and the original open fire place. The home also provides two separate living rooms upstairs both featuring gorgeous views of the river and mountains. The bedrooms upstairs are generous in size, with the main bedroom featuring a large built-in robe and the second bedroom having access to its own deck which overlooks the stunning property and river. Both rooms are filled with plenty of natural light. One of many highlights to this amazing home is the fully self-contained downstairs area, which is positioned at the front of the home in a north-east facing aspect. This area provides two bedrooms, one bathroom, kitchenette and a separate living room which offers endless possibilities and opportunities for extended family living or business opportunity. A separate driveway services the downstairs area as well. All bedrooms are generously sized and feature double french doors opening onto the manicured gardens and river views. The renovations throughout have been thoughtfully considered in line with the age of the home, leaving original features such as fire places, door skirtings, timber floorboards, baltic timbers ceilings and add to the historical charm this property offers. The beautiful gardens that surround this striking home include a large number of established fruit trees, old and new rose gardens, native gardens and a large covered veggie garden with composting areas. The property has been fully terraced with interconnected pathways and stone walling enhancing the landscape, making the entire property useable. Several thoughtfully placed grassy areas allows for safe, supervised play areas for younger children. This home enjoys visits from a diverse range of local wildlife including bandicoots, quolls and echidnas, numerous bird species including blue wrens, black cockatoos and wedge tailed eagles. The property boasts a large colour bond shed featuring two open bays, is the perfect size for storage of caravans/motorhomes or a handyman business or weekend tinkerer. The shed features a large rain water tank and adjoining dry firewood shed. There is a large undercover carport attached to the home with direct access to the laundry and mudroom, together with an under-house workshop with dry storage. This spectacular property is only minutes from the Huonville town centre, short walking distance to all local shops, doctors clinics, restaurants and sporting facilities. A further 15 minutes' drive from Kingston and 30 minute's drive to Hobart CBD making this the ideal location. Properties of this magnitude do not come onto the market often so book your private inspection with Jordan Phillips today. Rates \$1,500 approx. pa