

**141 Ayres Road, Ranelagh, Tas 7109**



**Sold House**

Monday, 14 August 2023

141 Ayres Road, Ranelagh, Tas 7109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 5 m2**

**Type: House**



Tony Dion

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## Contact agent

Built in 2008 and ready to move straight into with nothing left to do and upgraded extensively over the last 12 months (e.g. new heat pump hws, new kitchen benchtops, heating and cooling and landscaping to name a few) this truly unique opportunity awaits those that are seeking a modern and spacious family home with a very large shed and sleep out/kitchenette in a rural setting close to everything! Surrounded by stunning property estates, this 2-storey home set on 15 acres is immaculately presented and offers every benefit of a peaceful lifestyle with the convenience of being just 35 minutes to the Hobart CBD and close to the best cafes and wineries on offer near Hobart. Just perfect for raising a family or for those looking at a tree change and the ability to generate an income. One huge benefit is the established cherry orchard with around 1,000 trees ranging in age from 5-25 years and the sale includes all associated equipment. You will find multiple sheds and a bonus sleep-out in the large outbuilding. The possibilities for further income are also available with this property including air bnb and other short term stay ventures/experiences that could be offered. The work from home dream is certainly a reality here !The lower floor of the home features open-plan kitchen, a living, dining and a separate family room that leads out to a large covered sun drenched fenced deck - perfect for pets, kids and entertaining! The Japanese style bathroom is spacious and well appointed, there is a separate toilet and separate laundry. Upper floor features include a study nook/sitting area, a spacious master bedroom suite with a walk-in robe, private deck/balcony and study. There is a stylish bathroom and the 3rd & 4th bedrooms are both spacious doubles with built in robes. The bedroom downstairs also has its own deck and separate external access. There is a lot to fall in love with. From the serene location this modern character home with barn-style flair, veranda, high ceilings and sweeping valley views from every room. This 4 bedroom home has all the country features and charm everyone is looking for.

**Key Features**

- Fantastic potential income stream & further possibilities
- Flexible floor plan with loads of storage
- Beautiful staircase with void over the living room
- Established orchard
- Only 35 minutes to the Hobart CBD
- Moments to Summer Kitchen (wood fire bakery) & Home Hill Winery
- Willie Smiths Cidery close by
- Solar system installed 2016
- Multiple sheds including a large outbuilding with a self contained sleep-out
- Triple front car port and four bay rear parking
- Multiple rooms cabled for TV & ethernet (NBN connected)
- Plus much more

**About Ranelagh**

Located in the Huon Valley, Ranelagh is a semi-rural locality. It is best known for the Ranelagh showgrounds that hosts the annual Huon Show & Taste of the Huon events which are major tourism attractions for the Huon Valley. With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania (not including government housing projects or the new AFL stadium), Hobart remains a solid city to be investing in with migration levels back to pre-pandemic levels and population growth with around 25,000 additional residents recorded in the last census. Tasmania has reclaimed its crown as a top economic performing state in the country for the 11th time in 3 years. Demand is currently high, rental yields are great, and stock levels of quality homes low. We encourage you to get in quick on this opportunity.\* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

Year Built: 2008  
Construction: Timber  
Heating: Heat pump  
Approx. Council Rates: \$1,600 p/a