

# 159 Cross Road, Nicholls Rivulet, Tas 7112



## Sold House

Friday, 6 October 2023

159 Cross Road, Nicholls Rivulet, Tas 7112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 3895 m2**

**Type: House**



Amber Leighton

**\$850,000**

This impressive three bedroom home sits within almost an acre of enchanting native gardens that play host to an abundance of birdlife. The home was built in 1998 and has enjoyed some substantial upgrades over the past few years. The focus on these improvements has mostly been efficiency, and that has seen the installation of double glazed, PVC windows and doors, a 6.5kw solar array with battery storage, and a heat pump hot water system that significantly reduces running costs. The North facing home is warmed naturally by the generous amount of sunlight it receives, this is complemented by a centrally located wood heater and also offers the convenience of a reverse cycle. The interior design here has allowed for the kitchen to overlook the dining area, without being open to the living space; this has created a lovely open plan feel, but with the warmth and cosiness provided by more intimate spaces. The spacious deck is accessed easily from the lounge area and provides a beautiful sunny spot from which to admire the gardens throughout the day and the perfect vantage from which to enjoy the silence of the star filled sky in the evening. Two of the three bedrooms offer built in robes, and the master provides the convenience of a private powder room. The family bathroom has also enjoyed a recent renovation and now presents as new. Just away from the house, you'll find the three car garage which has a section inside converted for office and studio space, there is still plenty of room for vehicles and extra height on the doors, so you can comfortably store a boat. The fenced grounds here have been lovingly curated to provide a private sanctuary for both the current occupants and the 43 bird species spotted here. There are charming woodchipped corridors that lead you through the gardens and there is a sun filled open paddock area, perfect for animals, or for future plantings if you chose to develop further. A netted veggie garden has been placed in a sun-soaked part of the grounds, and there are numerous small storage areas throughout the land as well. This property sits under 10 minutes from Cygnet and is less than an hour from the Hobart CBD. Phone or email for further information and to schedule your private appointment to view.

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