

161 Old Surrey Road, Havenview, Tas 7320



House For Sale

Wednesday, 10 January 2024

161 Old Surrey Road, Havenview, Tas 7320

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2499 m2

Type: House



Jenna & Andrew Miles

\$499,000

Roadside viewing displays a facade screened and buffered by foliage, giving no hint of the remarkable setting best described as a private retreat, literally on the fringe of town. An old-style double garage and double carport provides the initial shelter when arriving home in inclement weather, a few more steps to welcoming under cover front porch space, a handy feature. East and North facing windows in the living space encourages light and a natural warmth whilst showcasing a rural display of rolling hills and pastures in the distance, always sighting features and landmarks not previously noticed at a glance. Sensible hard flooring from the main entrance down the hallway, main bedroom, living space and dining room, easy care and clean, whilst visually appealing. Floor mount reverse cycle meanders its warmth throughout the living spaces, a ceiling fan and the wood-heater provides the ambiance and cosy atmosphere with its position at dinner parties. An easy to live with kitchen design provides the storage and preparation space the chef of the home requires, a corner window showcasing the views. Generous 2nd and 3rd bedrooms plus a home office and an extra study/utility space, has previously housed a single bed and direct sliding door external access. A wonderfully remodelled bathroom with large shower and 2nd toilet, beautifully tiled, a contemporary presentation and appeal. The existing roof mounted solar panels will provide extra energy efficiency and household running costs. Stepping outside into the rear yards and directly around the home the privacy is instantly appreciated. Further opportunity and scope to enhance your landscaping with your creativity, some beautiful raised beds with home grown vegetables, planting of fruit trees for self-sufficiency would give the exterior grounds an extra lift. Previous kennel licensing and use at this property. That out-of-town feeling, in town! Convenience, space, privacy and views at a price point reflecting value. Call the Team at Jenrew, it's us working with you! Additional Property Information: Year Built: 1957 Council rates: \$2,113.58pa Water Rates: \$1,109.92pa + usage charges Floor area: 161m² approx (excludes garages & undercover areas) **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors or other third parties, and as such, Jenrew Real Estate makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own inquiries in relation to each property they are considering purchasing to determine whether this information is in fact accurate. All photographs, maps and images are representative only, for marketing purposes.