

# 163 Sunny Hills Road, Glen Huon, Tas 7109

the property culture.

## House For Sale

Friday, 26 January 2024

163 Sunny Hills Road, Glen Huon, Tas 7109

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 9967 m2

Type: House



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## Offers Over \$750,000

Positioned up high on the ridge, this solid 5 bedroom home gets to enjoy vast views out over the valley and mountains beyond with 'Sleeping Beauty' as the centrepiece of the Wellington Range. Consisting of 2.5 acres (9967m<sup>2</sup>), there is plenty of space for the family to spread out. The driveway brings you in via the rear of the property, into a fully fenced yard around the home that is accessed via an electric gate for ease. This yard surrounding the home is mostly level, the park-like grounds are ideal for the kids and family pets to run around safely. Down in front, there is a paddock, try your hand at growing hay, or keep a sheep or two and a cow or a pony. The self-sufficiency of this property will make country life a breeze. There is plenty of space for the fruit trees, veggie gardens, poly tunnels and the chicken coop providing you with fresh home grown produce, as well as room to play. The home will also ensure your bills are kept to a minimum with no less than 64 solar panels on the roof, rendering your power bills to zero in winter and credits in summer. Facing due north ensures free warmth from the sunshine that will flood into the home during the cooler months. A wood fire will keep you snug and a reverse cycle air-conditioner will keep you comfortable all year round. Up near the entry to the property, there is a 3 bay shed, ideal as the farm shed and extra carport space, whilst attached to the house there is a carport making it easy access to and from the house. Surrounded by rural pastures on 3 sides provides fantastic privacy, you will feel like you own large acreage, but without the responsibility to look after it. The 4th side is a tall stand of beautiful gums. This is to the west, providing you with great westerly wind protection. Couldn't be more ideal. Inside, the current owners have removed walls to create an open plan living, dining and lounge. All through this area, the large windows frame the views that demand your attention with the every changing vista throughout the day and the seasons. The start of a new kitchen requires your final touch to make it just how you want. An entertaining server through to the full length veranda links the kitchen to the outside, great for serving drinks and food to guests. Down one end of the home, the master bedroom comes with its own walk-in-robe and ensuite bathroom. Four more bedrooms with a central family bathroom complete the home, creating a flexible supply of rooms to suit your needs. Please contact us for further information or to arrange a private viewing.