

**17 Hughes Road, Sheffield, Tas 7306**

**House For Sale**

Thursday, 11 January 2024



17 Hughes Road, Sheffield, Tas 7306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 3 m2**

**Type: House**



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## Offers over \$775,000

Nestled amongst the gently rolling hills of picturesque Kentish is this lovely rural property set on approximately 8.6 acres. Ideal for horse enthusiasts, this charming property is packed with pleasant surprises. The brick family home is cosy and inviting while featuring all of the modern conveniences you need. The spacious open plan living area incorporates a wood heater, updated flooring and a modern kitchen with plenty of storage space. The view from this side of the home is absolutely stunning, with Mount Roland on full display over the rural landscape. All three light-filled bedrooms are a great size and offer built in wardrobes and/or storage options. Centrally located is the family bathroom, which has seen a renovation in recent years and includes a shower, freestanding bathtub and vanity. The separate toilet is located nearby. The home is connected to town water which is an added bonus for a rural property. The gorgeous mountain views can be enjoyed from multiple indoor spaces but can best be appreciated from the verandah that runs the full length of the home. A lovely firepit area has been built near the verandah is the ideal place for relaxing with family and friends. The large shed offers two bays for vehicles, 3 phase power and plenty of workshop space, with the added bonus of an additional enclosed office space/studio on one end. Plastered and with lights, power and internet connection points, this studio area features a kitchenette and Daikin reverse cycle heat pump, this space could be utilised for a wide range of options from a home office, studio to a teenage retreat. There is also a separate toilet and hand basin on offer in this area. For the equine enthusiast, there are 4 paddocks, fully fenced with electric fencing and automatic water. In addition to this the property offers:- Newly built 4m x 4m paddock shelters with automatic water- Two stables with lights, power and water connection point- Wash bay - Grass arena- Round yard- Sawdust bank- One of the paddocks has proven to be particularly productive for Timothy hay Situated on the school bus route and only three minutes from Sheffield, this property offers the best of both worlds with peaceful, rural lifestyle living and all the benefits of town conveniences nearby. Power costs are kept to a minimum with an extremely efficient 7.2kw solar power system. For more information or to arrange your private inspection, contact the listing agents Julie Gale or Emily Carmichael. Harcourts Devonport & Shearwater has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.