

# 18 Wilmot Road, Huonville, Tas 7109



## House For Sale

Sunday, 11 February 2024

18 Wilmot Road, Huonville, Tas 7109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 630 m2**

**Type: House**



Stephanie Beeston



Steve Jury  
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## Offers Over \$495,000

Situated in the heart of Huonville's township, this enchanting 3-bedroom cottage, dating back to 1935, offers a unique opportunity. Zoned within the General Business area, the property holds significant potential. Retaining its original charm, with features such as beautiful timber doors and surrounds, windows, timber flooring, and open fireplaces, the cottage exudes timeless character. The three generously-sized bedrooms are bathed in natural light and strategically positioned off hallways. One hallway provides additional storage, while the family bathroom is conveniently located at its end. The kitchen and living areas seamlessly adjoin, with the kitchen boasting ample storage and having undergone upgrades for modern convenience. A versatile nook, ideal for a fridge or potential pantry conversion, enhances the functionality. The living room offers a cosy retreat, providing the choice of warmth from either wood heating or the convenience of a reverse cycle heat pump for year-round comfort. An enclosed sunroom adds a nice little retreat, and nearby is the spacious laundry and toilet. Set on a generous 630sqm level allotment, the property includes two storage garden sheds, expansive play areas for children and pets, and a fully fenced backyard. A single carport offers undercover parking for your vehicles whilst off street parking is also available. Benefiting from its close proximity to services, cafes, and transportation, this property is an appealing option for those seeking a residence, investment, or business operation. Its strategic location adds to its overall allure, and it is conveniently situated approximately 30 minutes from Hobart. All inspections are available by appointment only. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries in order to determine whether or not the information is, in fact accurate.