

182 Lanes Road, Glen Huon, Tas 7109



Sold House

Monday, 14 August 2023

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Bedrooms: 2

Bathrooms: 2

Area: 9 m²

Type: House

\$900,000

Complementing its stunning location at the end of a winding country road high in the hills of the Huon Valley is this superbly considered contemporary sanctuary. Completed in 2019 this impressive 2-bedroom 2-bathroom home was cleverly designed by architect Richard Waterson of EJE Architects to maximise the aspect from almost every room. Privately positioned to enhance the breathtaking valley views, you cannot help but be impressed. Clad in Silvertop Ash hardwood that has been treated and designed to grey over time, the home blends effortlessly with the bushland backdrop and surrounding pasture. Sheltered from the Southerly weather by the hills to the South, the home sits centrally on 22 acres that is approximately half pasture and half bush. Contributing to its energy efficiency and sustainability credentials, the home is fully insulated, has a solar passive design that faces North and is heated by a Nectre low emission wood heater that can be fuelled from fallen timbers around the property. A 55,000lt rainwater tank including a Tasmanian Fire Service approved outlet and a no maintenance septic tank supplement the environmentally conscious design. The floor-plan features two generous bedrooms both with impressive sun filled North facing windows and two contemporary bathrooms with tiled walk-in showers and bespoke vanity units. Consideration has been given to all finishes throughout the property with in-built strip led lighting in the ceilings with dimmers and timers, brass tap ware and splash-backs, dark kitchen cabinetry and the 20mm solid mixed hardwood flooring all adding their own element to the overall character of the property. Behind the kitchen, a substantial walk-in pantry offers the opportunity for conversion to a butler's pantry with plumbing available on either side. Large stacking double glazed doors open from the living area to the Silvertop Ash deck that is sheltered by the unique shape of the home from the West, South and Easterly weather patterns. The position of the 144m² home within the 9.27-hectare block provides a comfortable privacy buffer from neighbouring homes. There is a large Colorbond garage and workshop that provides extra rain catchment and can accommodate up to four cars. The finish and construction of the home include solid hardwood around the windows and doors and also is framed from solid Tasmanian hardwood. It has been designed to a BAL-19 rating with metal fly screens and one of the least flammable hardwood timbers in Australia combined with clear separation from the forest. If you have been looking for your own private sanctuary where you will never tire of the view look no further than 182 Lanes Road, Glen Huon. Call Jordan Phillips today to arrange a private inspection.