

**193 Pelverata Road, Sandfly, Tas 7150**

the property culture.

**House For Sale**

Thursday, 30 November 2023

193 Pelverata Road, Sandfly, Tas 7150

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1 m2**

**Type: House**



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## Offers Over \$725,000

Located within a lovely rural setting within 20 minutes from the Hobart CBD, this super quaint cottage has all the charm of a past era. Relocated from an old Kingston farm, the home is now well insulated in the walls, floor and ceiling, ensuring comfortable and energy efficient living. Consisting of 4.6 acres (1.897ha), the cottage is cleverly placed between the pastures on one side of the property and the bush setting on the other. Positioned well off the road up a sweeping curved driveway, provides fantastic privacy. This leads to a large level area for the home and a separate studio to enjoy. As you come up the driveway, the cottage is welcoming, inviting you in via the quaint front verandah. Stepping through the front door, you are drawn down the hallway with gorgeous timber floors running the full length. The layout is classic, including 4 rooms off of the hallway that runs from front to back. The front two rooms are bedrooms, and the middle rooms consist of the 3rd bedroom on one side and the bathroom on the other. All the rooms have gorgeous timber floors throughout that show the past. Down the end you pop through into the open plan living, dining and kitchen. From here there are French doors that open out to a deck, a great spot to sit back overlooking your own land and the Wellington Range in the background. This whole back section consists of a large level grass area linking the home with the super quaint studio that also has its own little decking. Lined and connected with power, this would make a great art studio, home office or just great extra space for the kids. Down the end of the property, there is a triple bay carport, this is currently being used by the neighbouring property as it was not required. Back inside, the main living comes with a wood fire that will provide lovely warmth throughout the home as well as a wonderful atmosphere. A brand new reverse cycle air-conditioner will keep you comfortable all year round. Every room has picture windows that frame the views out to the surrounding trees and distant hills, allowing plenty of natural light to flood into the spaces. The high ceilings add to the great sense of space throughout the home. Internet is all ready to go with an NBN connection in the main living as well as a TV point. The land is very appealing for the family wanting to spread out. The pasture paddock would be ideal should you want some sheep, a pony or a cow or two. Otherwise simply cut the grass once a year. On the other side, the bush setting provides a great place to explore through to the huge dam that is 3/4 on this property. A great water supply should you want to develop fruit trees and veggie patches. Grow your own produce and keep chickens for fresh farm eggs every morning. This is a wonderful country property with all the benefits to create a self-sufficient lifestyle, and yet is only 10 minutes from the popular Kingston, Kingston Beach and Margate. The Hobart CBD is an easy commute and opens up scope for job opportunities and a choice of schools. Back the other way takes you over the mountain into the beautiful Huon Valley, for those weekend getaways. Please contact us for further information or to arrange a private viewing.