

2/678 HUON ROAD, Fern Tree, Tas 7054



House For Sale

Wednesday, 13 December 2023

2/678 HUON ROAD, Fern Tree, Tas 7054

Bedrooms: 1

Bathrooms: 1

Parkings: 3

Area: 2258 m2

Type: House



Property Now
1300664773

Offers Over \$765,000

To enquire, please email or call 1300 815 051 and enter code 0778

Featuring a beautifully restored 1840's Church and Settlers Studio set amidst gardens, rainforest, creek, and field. Bound by the kunanyi/Mount Wellington protected area, enjoy this unique sanctuary as your own retreat or visitor accommodation (STCA). The captivating Church features cedar windows, vaulted ceilings, exposed beams, stained glass cross, spa bathroom and fernery. The mezzanine loft has a bed in it, or the loft can be used as a peaceful meditation area or for storage. East-facing French doors open onto a full-length deck that takes in the morning sun above the forest canopy. On the northern side, there is a paved entertaining area and garden that leads to a seasonal creek. Overlooking the green is the Settlers Studio, a 19th century worker's cottage, with hand-sawed vertical boards, original chimney and mantle-piece. Suitable for work or pleasure, this creative space is a private studio, workshop, or entertaining area. There is Council approval, should you wish to build two more houses (one with DA and BA), or extend the Church. 3D drawings demonstrate the potential developments. Only 10 minutes from Hobart, Fern Tree is renowned for its giant tree ferns and pristine environment with clean air, pure water and abundant native animals, plants and birds. Settlers Green is an oasis that enjoys year-round appeal and sparkling star-studded night skies. Once a wedding reception venue, using its church, outdoor stage and gardens, Settlers Green has also operated as a pioneer tourist village and was the hub for local fairs. Historic stone aqueducts on one boundary, carried drinking water down to Hobart. The additional 6,000sqm of communal property includes an outdoor stage, garden shed, and direct access to walking and cycling trails that suit all levels of fitness. Connected to mains power, water and NBN, with a freshwater tank and an eco-friendly wastewater system, this evocative property offers a natural and comfortable lifestyle that fosters wellbeing. Features include:

- Nature lover's paradise with abundant wildlife, plants and birds
- Bound by kunanyi/Mount Wellington protected area
- Rainforest, creek, spring, clean air and pure water
- Fern Tree drinking water has just been crowned, "Best Tasting Tap Water in Australia for 2023"
- Fully restored Church + Settlers Studio on 2,258sqm
- Plus 6,000sqm of communal land with outdoor stage
- Direct access to walking and cycling trails
- Evocative property with year-round appeal
- Council approval to build 2 more houses (1 with DA and BA)
- Your own retreat or visitor accommodation (STCA)
- Nearby bus-stop and Tavern
- Only 10 minutes to Hobart CBD, Salamanca, waterfront, and close to beaches

Viewings are by appointment only, so get in touch today to discover the magic of Settlers Green. To enquire, please email or call 1300 815 051 and enter code 0778