

**22 Braids Road, West Kentish, Tas 7306**



**Sold Other**

Monday, 14 August 2023

22 Braids Road, West Kentish, Tas 7306

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Other**



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**\$820,000**

This picturesque near-1.5 acre "Veggie Gardeners' Delight" property is located 30km south of Devonport in NW Tasmania, and just a few minutes west of Sheffield (the Town of Murals), which provides all conveniences, cafes, shopping, and a public school. The property features a 196m<sup>2</sup> brick house, 50m<sup>2</sup> granny flat, large brick/colorbond garage/shed and an adjacent double carport, as well as a large veggie garden, 75 fruit and nut trees, and various bee-friendly ornamental and herb gardens. The split-level house has 3 double-sized bedrooms with bay windows and large built-in wardrobes (master BR has an ensuite and an additional walk-in robe); lounge room with cathedral ceiling (all rooms with a million-dollar view to Mt Roland); a large, modern, well-appointed kitchen/dining area, laundry, bathroom, separate toilet, and copious amounts of storage. Heating is provided by a fireplace, reverse-cycle air-conditioner, and an additional heater in the hallway. There is a connection in place to rig up a generator in case of power failure. The contemporary granny flat has a Queen-size BR with a built-in wardrobe; bathroom/laundry; a living area with a kitchenette; and the best views on the property from the enclosed verandah (perfect for Air-BnB). The garage/shed has a built-in workbench and canoe/kayak storage, running water and a toilet, a firewood storage enclosure, and a double carport with an automatic roll-a-door. Behind the garage, there is a large concrete slab should you need to put up an additional structure. There is a well-established, 600m<sup>2</sup> red-soil, organic veggie garden (half in a netted enclosure), situated just down from the house, and 75 fruit and nut trees (part in a netted enclosure) plus berries and herbs with easy irrigation... supplying all your needs throughout the year. Four 24,000L water tanks (rain and a bore) provide enough water for the family and all gardening needs. The property is protected by a vermin-proof fence and gates, and is located away from HV powerlines.