

23 Greens Road, Orielton, Tas 7172



Sold House

Wednesday, 10 April 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 12

Area: 1 m2

Type: House



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\$820,000

Just imagine the many years of happy memories to be shared in this magnificent property that has space for all your family, and equipment for work and play. Conveniently within 30 minutes' drive of Hobart CBD, you will be hard pressed to find value like this elsewhere. You can spread your wings in this well-proportioned, quality built, light-filled, renovated residence. Delight in a healthy lifestyle with all the outdoor recreation available on the near 2.5 acres (1Ha) of level area. There are extensive low maintenance gardens, lawns, established fruit trees, plants, and roomy driveway with plenty of parking. This includes a lined double car brick garage with office rooms at the rear, a second separate roller-door garage of some 24m², and a third huge double doored shed with high ceilings also lined and with power of approximately 72m². This means there's plenty of space to keep the boat, caravan, or campervan, work trailer and stock under cover with lots of room for manoeuvring and parking. This home is perfectly designed for families who love to play together or couples who would like the room to indulge their hobbies and interests. The four bedrooms, bathroom, powder room, and ensuite; and open plan living, dining and kitchen are all on one level, and is light filled and contemporary. There is no work to be done so you can move in straight away and enjoy. The whole home is kept luxuriously warm with a near new wood heater, plus there's backup radiant and fan heating and under floor heating if you require it. The lights are modern LEDs, and there's other modern updates such as induction cooktop in the kitchen. Your water requirements are assured with plenty of catchment from the sheds, 20,000 litre plus 10,000 litre water tanks, and a safety fire tank. Enjoy entertaining in the delightfully private, north-facing outdoor courtyard surrounded by fruit trees and a productive vegetable patch - this home will do all it can to get you outdoors and embracing life! The property is within a short ten-minute drive to historic and cultural Richmond with its popular and well-regarded schools, cafes, gourmet eateries, and tourist attractions. Further afield (but not too far) is the renowned 'Coal River' winery belt where providores of artisan cheese, chocolates, and fine Tasmanian wines await you. Hobart is 30 minutes' drive away and its sister city, Sorell, is a mere five-minute drive where absolutely everything you need is available to you from schools, to retail, services, and recreation. All members of your family will have something to be excited about in this idyllic home with benefits and flexibility too numerous to describe - they must instead be viewed and experienced, so register early for a viewing.

- Generously proportioned, low maintenance family home
- Extra high shed/workshop and adjoining single garage, plus a lined and powered double garage with separate rooms/office
- Updated, contemporary floor plan flow and décor palette
- Private, north-facing outdoor courtyard
- less than 30-minute drive to Hobart CBD; 5 minutes to Sorell; 10 minutes to Richmond

Council Rates: \$2,020.00 per annum (approx.) Water Rates: Tank water only Rental Estimate: \$620pw to \$650pw Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.