

253 Kermandie River Road, Geeveston, Tas 7116

the property culture.

Sold House

Monday, 14 August 2023

253 Kermandie River Road, Geeveston, Tas 7116

Bedrooms: 2

Bathrooms: 1

Area: 3 m2

Type: House



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\$685,000

This gorgeous cottage is located within a rural forest setting along a permanent creek known as the Kermandie River, which forms the southern boundary of the property for over 400m. Totalling 7.5 acres (3.058ha), the property consists of mostly native forest to explore with a large grassy area where the cottage enjoys peace and quiet due to its near end of road position. The original picker's hut has been meticulously renovated by the current owners into a very charming home, now with today's modern comforts. The renovations include a lovely new country kitchen and lavish bathroom, as well as being fully insulated, re-wired and new plumbing. 'The Farmers Cottage', includes a wood fired pizza oven on the deck, a wood fired sauna and wood fired red cedar outdoor hot tub ready to be enjoyed alongside the tranquil sounds of the babbling creek and chatter of birds. Currently set-up by the owners to enjoy themselves as well as by short-stay guests, the property is also available on a walk-in walk-out basis. The accommodation extras are negotiable either way. From the covered deck, you enter into a practical mudroom, ideal for your boots and coats. This leads through a sliding barn door to the open plan kitchen and living. There is a wonderful cosy feel here with the built-in wood fire in the lounge that provides a lovely warmth throughout the home. The kitchen is bright and spacious with a large window looking out over the fields opposite and a second bi-fold window that provides direct access to the covered deck where the pizza oven is currently conveniently located. There are quality appliances and plenty of bench space, including a smart area with stools for meals. French doors open out from the lounge to a sundeck. The 2 bedrooms also enjoy the benefit of French doors that open out to the decking, simply beautiful on a nice sunny day. The bathroom has been thoughtfully renovated with a deep-soak claw-foot bath as well as a fully tiled walk-in shower bay. The attention to detail and care is evident from the beautiful tap ware to the unique vanity basin. The laundry is in the mudroom area, completing this quaint, yet spacious cottage. Surrounded by rural pastures, forests and lifestyle properties, this is a very pleasant environment. Can you picture yourself enjoying a drink by the creek, wondering through your own forest or entertaining around the fire pit after a sauna. Directly over the other side of the Kermandie River, your neighbour is a rare native Pepperberry crop, run by a couple with a deep family connection within the area. There is a small community golf course just down the road and the main township of Geeveston is 5 minutes away. Here there are good country town services including an IGA supermarket, hardware store, butcher, pharmacy, doctors, schools and a selection of eateries. The main hub of the Huon Valley is 20 minutes away at Huonville, and Hobart is accessible within an hour to the CBD. Please contact us with any questions and for more information. Please consider that the property may have guests staying at the cottage at anytime if you are thinking of doing a drive-by. We recommend letting us know and we will be able to let you know when the property is available for viewing.