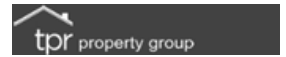


27 Flood Road, Huonville, Tas 7109



Sold House

Friday, 29 September 2023

27 Flood Road, Huonville, Tas 7109

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House

Contact agent

27 Flood Road is a select location providing a sense of space, light and peaceful living yet the town center is a 10 minute stroll from this beautifully presented family residence situated on 3.1 acres of rural living. There are two separate accesses to the property from Flood Road and Melrose Street and the zoning allows for additional dwellings to be built under a stratum title scenario. (STCA) For the developer or the family looking to build units, ancillary accommodation or those considering an AirBnB opportunity, then this property will work for you (STCA). The character in the home gives you a sense of inviting warmth and relaxation, with separate living zones to please the whole family. The warm timber features wall and ceiling in the two living areas, compliment the character featured throughout the rest of the home. Enjoy the space in the black wood kitchen, located in the center of the home, complete with stainless steel appliances, a large pantry, Caesarstone benchtops and an overhead sky light that provides natural light, filtering in throughout the day. As mentioned, there are two living areas to enjoy, with the main family room accommodating the dining area in an open plan, which enjoys the outlook over the paddocks and gardens. The main bedroom has the added benefit of a walk-in robe and ensuite, with a sliding door leading out to the garden. The second and third bedroom are spacious with built in robes, and a shared bathroom, and the study can be utilised as a fourth bedroom if required. The level land is fenced into two paddocks and the rear park like gardens and beautiful ornate trees showing their ages, complement this wonderful property that lends itself to a multitude of use. The presentation of this residence is beautiful leaving nothing to do but simply enjoy. The home has been a family home for many years now and as you enter through the front entrance, you get a feeling of peace and enjoyment to be had, as all your stress fades away. Heading outside, the 3 acres is level with a sunny north westerly aspect, and the northern boundary adjoins Skinners Creek. As you enter the property, there are two fenced paddocks currently running sheep on either side of the driveway and the balance land is established gardens and mowed lawn areas to enjoy in the sun. Plum trees are in full produce at the rear of the property and there is ample room to plant more fruit trees, garden beds or vegetable gardens. The property is connected to the town water supply and a sewerage connection is available at the front boundary of the property, providing the property with full town services if required. Totally maintenance free, the property is located on the outskirts of the main township of Huonville however it is 10 minute walk to the town center - enjoy the best of both worlds - semi country living with full town services including cafes, restaurants, local schools and the famous Home Hill Winery just minutes away. Other nearby attractions include Skinners Walking Track, the Huonville Esplanade complete with paddle boats and jet boat rides, boat ramp and BBQ areas. Willie Smiths Apple Shed and the annual Taste of the Huon are also nearby to enjoy. Simply a superb package, that would prove popular as a family residence, or those wanting to enjoy some space around them within a good 30 minute commute to the Hobart CBD. Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.