

**27 Turnip Fields Road, South Hobart, Tas 7004**



**House For Sale**

Thursday, 11 April 2024

27 Turnip Fields Road, South Hobart, Tas 7004

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 5292 m2**

**Type: House**



Mark Weaver  
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## Offers over \$890,000

Upon turning into Turnip Fields Road, you will become immediately mesmerised by the private, scenic, and serene nature of this unique valley hamlet, sparsely populated with a handful of beautifully maintained mountain homesteads. Highly sought after, it is so rare to find a location that provides such a secluded mountain lifestyle, yet is still less than 10 minutes from the Hobart city centre. The entrance to #27 is marked by a wonderful white spotted gum, around which a sealed concrete driveway runs, before creating a full circle around the home. The property encompasses some 1.3 acres, the areas around the house have been skilfully landscaped to include snaking pathways, and cleverly terraced to create usable outdoor spaces. The many quality outbuildings include 2 stables, a cool kids cubby, woodshed and native animal proof vegie plot and/or poultry shed. The land is divided into 4 paddocks, ideal for keeping a small herd of farmyard animals or horses. The property is surrounded by native forest and inhabited by an amazing array of birdlife and native fauna. The house itself is a mountain chalet style building, set into the natural contours of the land, and orientated to take best advantage of the sun, so important when living in South Hobart. The interior is underpinned by a split-plan open plan living and dining space, with a smart study nook adjacent. Beautiful timber floors abound, providing access on to a generous, partially covered, wrap around entertaining deck - just a magical space to enjoy the incredible mountain air and valley views. The family will be well catered for by a generous country kitchen, featuring local hardwood cabinetry and Euro appliances. All three bedrooms incorporate built in robes, whilst a 3rd smaller bedroom could also act as a home office or study. The family bathroom is bright and practical, with the toilet conveniently located separately. A lower level utility space features polished concrete floors and has been configured to include an impressive gaming station - talk about a teenager's retreat!! Of course, this level can be utilised in various other ways including home gym or office - loads of potential (STCA). The property also enjoys the benefit of a single undercover garage that connects internally to the utility zone, and has multiple alternative parking spaces throughout the property. South Hobart encases a strong sense of community and sustainability and is home to the wonderful Wellington Park, a mecca for bush walkers and mountain bikers alike. Fantastic schools, perfect parks, a short commute to the city, and a thriving SoHo village spirit all make South Hobart one of Hobart's most liveable suburbs. Contact Mark Weaver to ensure your inspection today.

- Uniquely Tasmanian, Chalet style home, north-facing
- Split level, open plan living, valley views
- Generous kitchen, local timber cabinetry, Euro appliances
- Large, partially enclosed, wrap around entertaining deck
- Downstairs Utility room, polished concrete, potential plus
- Landscaped gardens, superb paddocks and outbuildings
- 1.3 acres surrounded by native forest
- Private and secluded, valley community
- Large undercover carport + garage

Council Rates: \$2000 (Approx p.a.) Water Rates: \$480 (Approx p.a.)

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 can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.