

29 Risby Road, Middleton, Tas 7163



Sold House

Thursday, 16 November 2023

29 Risby Road, Middleton, Tas 7163

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 1 m2

Type: House



Alison Rogers
0409220211

Contact agent

Panoramic views of the D'Entrecasteaux Channel and Bruny Island will be yours to savour every day. Sunrise will be an especially breathtaking moment to capture. Warm and inviting, this home is nestled in just over 1ha or 2.5 acres of north-facing fertile pasture and established gardens including your very own orchard and veggie garden. You will fall in love with the space, fresh air, and beauty that surround this picturesque property. An easy stroll to dog-friendly Middleton beach, you will be immersed in the tranquil ambience of the property and its position, offering your family a sustainable lifestyle. Welcome to scarecrow country! Situated on the popular Channel tourist trail, and only minutes to world-renowned cellar doors and farm gates, Peppermint Bay Restaurant, the Woodbridge cafe; and community centre, local jetties for the fishing enthusiasts, school, and markets brimming with local crafts and fresh produce, the sense of community will be very endearing. Each year in conjunction with the Middleton Country Fair, locals show off their best scarecrow providing a creative and humorous side to your drive. The ever-changing uninterrupted views over the D'Entrecasteaux Channel and Bruny Island will bring a little magic to every day, while enjoying this low-maintenance renovated family home. The versatile floor plan is perfectly suited to family life, offering 3 generous bedrooms with built-ins, large living zones, spacious double garage, a modern bathroom with underfloor heating, a second toilet, and the potential of converting the laundry into a 2nd bathroom if needed. Double glazing ensures peace and comfort whilst keeping energy costs down. Solar panels and a warm air transfer and ventilation system add to energy efficiency. An annex to the garage could be upgraded to accommodate extended family or visiting friends. At present it is enjoyed as a spacious quilt and craft studio. Appointed with quality appliances, the kitchen is an inspiring space for the entertainer, and dining with family and friends looking out over the spectacular vista is a chance to capture treasured memories. An extensive, fully fenced, productive vegetable garden with over a dozen raised beds is growing a variety of veggies and herbs. There is a large berry patch full of raspberries, blueberries and black currants. You will also enjoy the huge passionfruit vine. The orchard will continue to delight your culinary senses with apple, pear, apricot, cherry, peach and mulberry along with fig, lemon and hazelnut just to name some of the varieties. The property has been meticulously maintained to move into and enjoy without anything to do. There is also the added advantage of never running out of water, as there is a bore with pump tapping into the natural water source on the property, perfect for irrigating, and livestock drinking water. If it is your dream to secure a home with stunning views, or the established space for some woolly sheep, a few alpacas, family cow or some friendly goats, along with a self-sufficient lifestyle to grow your own produce, then contact Alison for your inspection.

- Captivating ever-changing views-
- Beautifully renovated family home-
- Versatile floor plan to cater for the extended family-
- Sun drenched north-facing living & dining-
- Envious kitchen perfect for the home chef-
- High quality appliances and ample bench space-
- Solar power and hot water-
- Double glazing-
- Immaculately presented, ready to move into and enjoy-
- Additional living zone-
- 3 large bedrooms-
- Entertaining spaces-
- Wallaby fenced established garden beds and orchard-
- Water bore with pump-
- Wallaby fenced pasture for sheep, cow, alpacas or goats-
- Less than 30 minutes drive to Kingston or, 45 minute drive to the CBD-
- Close to local school, shops, cafes, jetties, beach and walks

Built: 1982
Property Type: House
Aspect Views: Water, Valley
House Size: 139.00 m²
Land Area: 1.01 Ha

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.