

**295 Glen Huon Road, Huonville, Tas 7109**



**Sold House**

Monday, 14 August 2023

295 Glen Huon Road, Huonville, Tas 7109

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 12**

**Area: 4 m2**

**Type: House**



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**\$930,000**

They don't come much more idyllic than this utterly charming early 1900s home. As you enter into the driveway, you can't help but instantly fall in love, the home sits proud amongst its own established gardens and further surrounded by luscious 11 acres flat green pasture paddocks. The home features lovely period features such as the high ceilings, a wide hallway, generous size rooms and timber window frames throughout. The kitchen has undergone an upgrade over the previous years and offers an open plan layout with ample cupboard space and bench area, which also doubles as a breakfast bar. The living space is separate, and the home is kept comfortable all year around with a wood heater and reverse cycle air conditioner. Three of the four bedrooms are generous in size, two are complete with built in robes for storage whereas the fourth could be utilised as a smaller bedroom or a study. The bathroom provides a spa bath, free standing shower, and the toilet is separate, situated just off of the utility room/laundry for further convenience. Outside offers a colourful arrangement of flowers and an impressive vegetable garden, plus a range of fruits trees including: citrus, pears, apples, nectarine, peach, plum and a raspberry patch. The pasture paddocks allow space for one to run some livestock, plus there is a stable and hen house already established. Additionally, there is a substantial shed allowing enough room for multiple cars, a boat, caravan and much more, with an ideal setting for a home based agricultural or trade business subject to approvals with great road frontage and parking and there is a garage closer to the home. All day sun provides plentiful natural light, and the location couldn't be better with sealed road frontage and town water, as well as being only a short walk to the local golf course. Furthermore, the property is surrounded by prime agricultural land to the South, East and Western sides and light industrial land to the North, making it a perfect spot for growing your own produce or just enjoying rural living. The property is connected to town water that connects to the water troughs and there are 2 near new water tanks that supply fresh rain water for drinking or can be switched with ease to run from the town water system, There is a septic tank that has recently been pumped out, wireless NBN services this area and the property come complete with an electric fence unit, stockyards and some established trees for stock shelter. Positioned just a couple of minutes by car from the centre Huonville on the school bus route, makes this location very practical too. Huonville has many lovely eateries, supermarkets, pharmacy, doctors, butchers, schools and public transport. This wonderful country property is only a mere 35 minute commute to Hobart. This is one that is sure to impress, we welcome you to one of our upcoming home opens or please call today for further information on this beautiful property. Rates approx \$1,900 pa