

32 Blanchard Road, Glen Huon, Tas 7109



Sold House

Friday, 1 September 2023

32 Blanchard Road, Glen Huon, Tas 7109

Bedrooms: 2

Bathrooms: 2

Parkings: 8

Area: 10 m2

Type: House

\$820,000

'Absolutely stunning and unique' is what springs to mind as you drive up the entrance to the property. Assuring peace and tranquillity, listen to the sound of bird songs, take in fresh air and just relax. The main residence spans two levels, incorporating 2 bedrooms, the main bathroom and an extra toilet. The kitchen is quaint, and the open-plan living offers various floor plan options in which to style. The high timber and cast-iron ceilings add character and a sense of space and light. Step out onto the timber deck and be mesmerized by the beautiful north-facing rural setting of pastureland and the mountains beyond. Close to the main residence, there is an artist's studio of monolithic proportions, and this comes complete with a bathroom and separate toilet. The studio only needs a kitchenette, which would make this glorious building self-contained. The studio building would also be perfect as an AirBnB option for those wishing to accommodate guests. The AirBnB concept would require changing the studio's classification from day-use, to that of short-term visitor accommodation (STCA). There is also a smaller lined and insulated shed that is secure, as well as a single carport. Water is not a concern as the main residence and studio are each connected to a separate rain-water tank; the property is also serviced with piped water from Dickinson's Creek under a 40-year (until 2062) licence, allowing an intake of up to 1000 litres per day for (non-potable) domestic use. The 26.8 acres comprise gardens, fertile pasture and native bush with a seasonal creek, and the property is well fenced. There is ample firewood on the property for the cooler winter months. The gorgeous gardens and old-world charm trees are ambient and picturesque, and there is additional space to plant as little or as much as you wish. Enjoy a bushwalk through the native trees and unwind. There is so much to offer with this unique property, and it is certainly a pleasure to present it to you. Shops and services are just a 15-minute drive, the local kindergarten/primary school is 5 minutes away, and the Huon River where you can catch a trout or two is within walking distance. Moreover, Glen Huon is enroute to the famous Rivers Edge Camping Ground where tourists and locals flock all year round to take in the region's beautiful surroundings. Inspections are strictly by appointment with notice in advance. 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.