

34 Waggs Gully Road, Ranelagh, Tas 7109



House For Sale

Friday, 19 January 2024

34 Waggs Gully Road, Ranelagh, Tas 7109

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1805 m2

Type: House



Nick Bond
0362640000



Nikita Andrews
0409421481

Best Offer Over \$695,000

Situated on a quiet no through road just outside of the township of Ranelagh in Tasmania's picturesque Huon Valley, sits this country homestead. This beautiful property has been in the same family for over 100 years and offers the perfect combination of spacious living and modern upgrades, while still retaining its charm. Featuring recent upgrades to the original farmhouse that dates back to the early 1900s, in its first form on the eastern side of the home where the rock foundations are evident. The modern kitchen, laundry and bathroom provide the perfect blend of modern comfort and original character. The home consists of 2 generous living areas, 3 good size bedrooms and separate dining and kitchen, making this a wonderful family home with each room varying views to the farmland and gardens. Continuing outside, the gently sloping block which is just over 1800m² is complete with established gardens, all new fencing, a great shed, 2 large carports, enclosed veggie patch and additional storage in a shipping container. The shed includes power, lighting, and a concrete floor, plus there is plenty of built in storage and bench space, making a great workshop and additional space. Surrounded by a larger farm title and with neighbours on larger sized blocks you feel like you could be on a much larger sized block as you explore the outside and look toward the hills and the beautiful rolling rural aspect to the North. Positioned 5 minutes from Ranelagh and 35 Minutes from Hobart and 6 minutes from Huonville this convenient location gives you the best of both worlds with the pleasant rural setting and close proximity to all shops and services. We look forward to seeing you at one of our upcoming open homes or please contact us today for further information or to arrange a private inspection. Rates \$1,100 approx pa