

388 Huntingdon Tier Road, Bagdad, Tas 7030



Sold House

Tuesday, 16 January 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 3703 m2

Type: House



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\$550,000

If you're looking for a home among the gum trees - your own private retreat to get away from it all then you will find the life you desire in this haven. The site was once the historic 'Huntingdon Tier School' where original sandstone foundation remains near to the house. Under the house is also an existing concrete footing (with a huge amount of concrete) for a 16 sq house with existing plans if ever needed. Here the cottage was relocated from Warrane and features characterful timber boards, a superb wood heater with charming convict brick surround, and a modern layout providing seamless indoor/outdoor flow to the sunny North facing timber deck. Here one can take in the beautiful elevated rural outlooks across the bush and mountain backdrop. Stay a while longer and watch the stars appear in the crystal-clear night sky. Around the property are multiple outbuildings, sheds, hen houses, and garden enclosures that are low care, and easily irrigated. Perhaps the jewel in the crown among these is the gorgeous studio at the rear of the property with beautiful leadlight windows. In this space let your inspired creativity run wild. A comprehensive list of productive fruit trees and plantings abound in the fertile, organic soil where poisons have never been used. The house is seriously insulated in the walls, ceiling, and underfloor to keep the cosiness in, and there's a reverse cycle air conditioner for year-round comfort. Move towards a more self-sustained lifestyle off grid with 20 energy efficient solar panels, together with 'evacuated tube' hot water technology, LED lighting, and 7 water tanks providing 70,000 litres of water. Other features to note include a professional bushfire spray system, fixed wireless broadband internet is available with WIFI in the house, and the road is to be fully sealed to the house within one to two years (only 900m to go). As a rural escape this property has it all and within just 20 minutes' drive from Brighton's shopping facilities, and only 45 minutes to Hobart CBD. The community of Bagdad provides a local petrol station and primary school. Seize the day and treat yourself to the treechange you have been seeking. Council Rates: \$900 per annum (approx.) Water Rates: \$0 per annum (approx.) - tank water only Rental Estimate: \$460 - \$490 per week (approx.) 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 cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.