

# 45 Dowlings Road, Huonville, Tas 7109



## Sold House

Friday, 1 September 2023

45 Dowlings Road, Huonville, Tas 7109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 889 m2**

**Type: House**



Amber Leighton

**\$630,000**

Located just five minutes north of the centre of Huonville, this solid brick residence enjoys stunning views over a neighbouring vineyard. It sits within gorgeous and well established gardens that have been cleverly curated to offer bursts of colour throughout every season. A large covered outdoor area is positioned within this lovely landscaping and offers a perfect, sun filled spot in which to entertain. Inside you'll see that the home has been meticulously maintained and has enjoyed some renovation over the past few years. The new modernised kitchen provides quality appliances along with plenty of preparation and storage space. A dining area has been allowed for within the kitchen area, but thanks to the generous size of the living room, it can be comfortably housed there as well. Exposed beams along the high ceilings bring a lovely character into this space and thanks to the north-westerly aspect, the sun visits until well into the afternoon. The split level design separates the bedrooms and bathrooms from this lounge area, and the formal entrance, less frequently used, is currently enjoyed as a study nook. All three bedrooms are spacious and provide built in wardrobes and each boasts floor to ceiling windows that perfectly frame the picturesque views. The property is well fenced, making it safe for children and pets and there are multiple storage sheds onsite as well. This home is a fantastic option for those of you that enjoy a rural aspect but prefer not to spend time maintaining a larger property. Phone or email for further information and to schedule your appointment to view. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries to determine whether or not the information is, in fact accurate.