

**606 Harwoods Rd, Castle Forbes Bay, Tas 7116**

the property culture.

**Sold House**

Friday, 8 December 2023

606 Harwoods Rd, Castle Forbes Bay, Tas 7116

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2023 m2**

**Type: House**



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**\$760,000**

Glenlossie is an utterly charming 1920's cottage situated in the quaint hamlet of Castle Forbes Bay. Over the last few years, Glenlossie has been completely renovated to an incredibly high standard ensuring this is a warm, comfortable home well into the future. The sunny, north-easterly position ensures light and warmth flood the home year-round, and also ensures a great growing environment for fruit and veggies. The home is sitting on just over 1/2 an acre (2023m<sup>2</sup>) of gently sloping land, and across the road from a large section of Crown Land with access to Castle Forbes Rivulet. The sound of nature and the rhythm of the creek is all you'll hear when you're sitting on the deck on a quiet, summer afternoon. As you step inside the home, you are welcomed into the living zones which feel light, airy and full of character. The first living room is fitted with a cozy woodfire and makes a charming spot to sit back with a book during the cooler months. Just beyond here is the second living room with space for a television and comfortable couches. This second living zone features the original timber floorboards, one of the old brick fireplaces and the original Baltic pine ceilings, freshly painted in keeping with the renovation. From here, you step down to polished concrete floors in the modern part of the home with an incredible kitchen and dining area. This really is the heart of this gorgeous home with a chic 900mm black freestanding stove, porcelain sink and quality fixtures throughout. The modern section of the home also incorporates a stylish family bathroom, laundry and separate toilet. French doors from the kitchen and dining open onto a sunny deck creating great indoor/outdoor flow, perfect for entertaining friends and family during the warmer months. The deck is also reinforced and plumbed ready for a gorgeous outdoor bath; how amazing does that sound?! The deck extends into a great outdoor fire pit area, providing space to entertain plenty of guests. Glenlossie is currently laid out as two bedrooms, with the option to easily create a third should you need it. The bedrooms are bright and spacious, both with robes and even space for a desk to work at. The main bedroom offers a charming ensuite with full walk-in shower, finished to the same high standard you expect from this home. The list of completed works here is extensive and includes, but is not limited to complete rewiring throughout entire home from mains board, along with a compliant gas connection. The home has been fully insulated including all new double-glazed windows and doors throughout, a brand new Colourbond roof with insulation blanket with new gutters and downpipes draining via new stormwater system to street. Outside, the property has been landscaped to offer low maintenance living with native planting throughout and a great veggie patch designed to keep the critters out. The property is connected to town water too, a great addition to this rural retreat. There is a beautifully renovated studio space on the property with French doors looking out to the land beyond; this would make a great art room, teenager's retreat, or with some work, extra accommodation (STCA). Up near the house, a container painted to match the house offers weather and pest-proof storage, and there is scope to build further sheds if needed (STCA). Castle Forbes Bay is located just a few minutes south of Franklin, and 10 minutes north of Geeveston; both gorgeous and historic country towns with cafes, restaurants, shops and schools. The Huon Valley Hub of Huonville is under 15 minutes drive, and here you'll find the bigger shops and services you expect of a country town. Hobart CBD is a picturesque 45 minutes (approx.) drive, making this a suitable location for those commuting, and a bus stop at the start of Castle Forbes Road offers handy public transport links. We cannot wait to show you through this one-of-a-kind home located in the beautiful and ever popular Huon Valley.