

# 65 Doodys Hill Road, Port Huon, Tas 7116



## Sold House

Monday, 9 October 2023

65 Doodys Hill Road, Port Huon, Tas 7116

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 12 m2

Type: House



Stephanie Beeston



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**\$995,000**

Welcome to your first opportunity to own a truly exceptional, unique property within the picturesque Huon Valley. This stunning, architect-designed home over 2 levels was built in 2008 and offers 20.5 squares of modern quality living on a sprawling 30-acre, fully fenced parcel of land. Nestled on a quiet, no-through road, this lifestyle property boasts myriad features that will capture your heart and imagination. This sun-filled home is bathed in natural light, thanks to its thoughtful design and double-glazed windows that provide energy efficiency, creating a warm and inviting atmosphere throughout. For your comfort across all seasons, the living areas boast a centrally located wood heater, and reverse cycle air conditioning. A solar hot water system adds to the energy efficiency of this home. The open-plan design skilfully integrates the living, kitchen and dining areas, fostering a sense of spaciousness and togetherness, and creates a seamless flow that encourages social interaction and relaxation. This versatile home also offers a very comfortable second living area, ideal for enjoying on those sunny days, or using as a flexible space according to your needs. The master suite is your personal sanctuary, complete with walk-in robe and ensuite bathroom with separate spa bath and shower for your comfort and convenience. The property includes a laundry with abundant storage, and an additional powder room offering practicality and ease of use. There is no shortage of storage space throughout the home, making organisation and country living even more convenient. The internal double garage has a remote roller door and leads through to two double bedrooms on the lower floor. Both bright and airy bedrooms have built-in robes and are serviced by the family bathroom on the same level. Enjoy breathtaking views over the tranquil Huon River, creating a serene backdrop to your daily life. A wrap-around sun deck offers the perfect setting to chase the sun and savour the captivating surroundings and is the perfect setting for entertaining friends and family or simply unwinding after a long day. This property also offers stunning views of the Geeveston Valley, and the picturesque Hartz Mountain range. The established gardens are a horticulturist's dream, featuring a variety of herbs, veggies that will inspire your culinary creations, and the original apple orchard which provides a bountiful supply of wonderful old variety apples. A number of flowering and native trees and bushes have also been planted to attract local birdlife, which is prolific throughout the year. The 30-acre property combines both bushland and pasture, making it ideal for a variety of outdoor activities from grazing animals in the lush paddocks, to exploring the natural beauty of your surroundings; or you could repurpose to suit your needs. Two dams grace the property, one of which is spring and gravity-fed for garden use, ensuring you have a reliable water supply year-round. A chicken run is ready for your feathered friends, making farm-fresh eggs a part of your daily routine. The property is fully fenced, providing security and privacy, and making it a safe haven for your family and pets. If you crave outdoor adventures, you will appreciate the proximity to coastal beaches and fantastic mountain walking trails, promising endless exploration and recreation opportunities. Located approximately 15 minutes from Huonville and 5 minutes to Geeveston, you'll have easy access to essential amenities and services on a daily basis. This remarkable property offers a lifestyle that seamlessly combines modern comforts with the tranquility of nature. Whether you're seeking a peaceful retreat or a place to create cherished memories with loved ones, this is an opportunity you won't want to miss. Contact Steph today to arrange a viewing of this exceptional lifestyle property and experience the unique blend of luxury, natural beauty and outdoor adventure that awaits you. Don't let this rare offering slip away! 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 in order to determine whether or not the information is, in fact accurate.