

# 6965 Huon Highway, Dover, Tas 7117



## Sold House

Saturday, 25 November 2023

6965 Huon Highway, Dover, Tas 7117

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 635 m2**

**Type: House**



Renee Vanson

0417535112

**\$480,000**

Located in the heart of the town ship, is 6965 Huon Highway being a rare, Circa 1890 residential home with a commercial building attached, zoned light business. What a business adventure you can create, with the availability to live on site too. The home has been renovated over the years and is light and bright, with skylights creating a welcoming ambience over the Tas oak kitchen. The appliances in the kitchen are as new, as is the iron roof and hot water cylinder. All living is located on the lower level of the residence which still features original the 1890 era's character with an open fireplace and timber mantles, timber sash windows and high ceilings and dormer windows to name a few. Two reverse cycle air conditioners keep the residence cosy all year round, warm in the winter and cool in the summer months. The upper level contains 3 double bedrooms and a toilet and vanity in the main bedroom for convenience. The rear yard is fully fenced, and the cottage gardens create privacy and enjoyment, there is also an open timber deck to enjoy that evening BBQ or to entertain. Storage includes three garden sheds, a single garage and loft storage on the upper level of the home as well. The commercial premises has been utilised as a bakery and café over recent years and given the central township location is on the arterial tourist route, it is the perfect position to create your own income producing business as the zoning allows. The main street frontage has parking availability for customers for convenience and Celebrations Bottle Shop, Southgate Shopping Centre, and Cafes are all located just across the road - perfect for additional foot traffic. The commercial component of the property is being sold as a walk-in walk out basis and an inventory can be provided upon request. Dover is a seaside suburb of the beautiful Huon Valley and other conveniences in Dover nearby include the local RSL Club, the local golf club, the esplanade with a jetty for the avid fisherman or boat enthusiast, sandy beaches to stroll along and Dover is one of the last commercial suburbs of the bottom end of Australia - what an opportunity. Viewings are by appointment for this property and vacant possession of the residence and shop is available from the 13th of November 2023. Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.