

# 6994 Channel Highway, Gardners Bay, Tas 7112



## Sold House

Thursday, 19 October 2023

6994 Channel Highway, Gardners Bay, Tas 7112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Amber Leighton

**\$980,000**

This striking Swiss chalet-style residence, located in picturesque Gardners Bay, sits on well over five acres and offers a substantial outbuilding that was once run as a tea room. This incredibly unique property has so much to offer and is bound to attract a large variety of potential suiters. The opportunity this property provides is unparalleled; with the potential to run different businesses should the council allow, or simply raise your family with the benefits of space and self sufficiency. The main dwelling is a dual-story family home with plenty of space and a wonderfully flexible floor plan. The Tasmanian Oak kitchen has been kept quite compact but is extremely practical – there's plenty of storage and prep space and it adjoins the spacious laundry, which can double as a pantry to house the abundance of produce grown onsite. The tiled dining and lounge area runs the entire length of the downstairs – this will allow the new occupants to create spaces here that suit their individual needs. There is a charming bay window that takes in views of the water and the area is kept warm by the Jotul wood heater, which cleverly becomes an open fireplace when you prefer. The ground floor is home to the master bedroom, with its luxuriously large ensuite bathroom that offers a spa bath and a sauna. Upstairs you'll find the additional two bedrooms with a second living room between them. This area offers its own heating and a recently renovated bathroom. From here, you can access the elevated deck, which takes in beautiful views of Gardners Bay and the property's paddocks. Just away from the house is the original home to Eroleed Tea Rooms – this hasn't been operational for many years now, but the infrastructure remains. This 188m<sup>2</sup> building has been separated into several workspaces and sitting rooms. It still provides a functioning kitchen and bathrooms and would be a great space for entertaining guests. The grounds here span over five acres and have been filled with over 60 varieties of fruiting trees, apricots, peaches, pears, and figs, just to name a few. There are two dams, as well as dedicated tanks to irrigate the gardens and there are open paddocks, a chicken coop, and masses of bird attracting native plantings. This stunning property sits just five minutes from Cygnet and well under an hour from Hobart. 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.