

**7261 Huon Highway, Dover, Tas 7117**

the property culture.

**House For Sale**

Saturday, 4 November 2023

7261 Huon Highway, Dover, Tas 7117

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 4011 m2**

**Type: House**



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## Offers Over \$475.000

This super quaint cottage sits on an ideal 4011m<sup>2</sup> (one acre). The park-like grounds and backdrop of native bush, creates a nice welcoming feel. Positioned on the edge of the seaside town of Dover, you have easy access to the town centre and the beach just down the road. Tastefully modernised, this quaint home has had a lot of love in recent times. This includes a nice new reverse-cycle air-conditioner (heat pump), Rhino blanket in the roof as well as insulation, blackout blinds throughout and plantation shutters. The kitchen is bright and fresh and the bathroom has been completely renovated to a modern standard. Plumbing has been redone and the waste management system refurbished. Anything that needed love here, has been attended to. Out the back, there is a fully enclosed, covered entertaining area, complete with a gas connection for the BBQ, a perfect spot for hosting friends. This then leads out to the back yard where the garden shed and workshop provides great space for the tools and wood storage. Even the ride-on mower has a place under cover. Next to this is a veggie bed enclosure, so you can try your hand at growing your own produce. There is so much scope for self-sufficiency here. Keep chickens and add to the fruit trees. The back yard has a secure fenced area for the kids or the four legged family member to run around in safety. Inside, the open plan living gives a wonderful sense of space. Around the corner is an ideal spot for the dining table which leads through to the kitchen, that overlooks the back yard. There are 3 bedrooms, all with views out to the surrounding gardens and bush. The internet here is fixed wireless NBN, typically reaching around 70mb/s download speeds. The property also benefits from town water supply and bin collection. This is a well loved, well maintained and easy-care home ready for its new owners to enjoy. Please contact us for further information or to arrange a private viewing.