

**79 High Street, Sheffield, Tas 7306**



**House For Sale**

Monday, 20 May 2024

79 High Street, Sheffield, Tas 7306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 920 m2**

**Type: House**



Julie Gale

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**\$435,000**

Situated in the ever-popular tourist town of Sheffield, with beautiful murals, friendly local community including schools, eateries, shops and supermarkets with the spectacular backdrop of Mount Roland, this is a property you will certainly not want to miss! From the street the home is charming yet humble, with a young garden of camellias, magnolias and other ornamental shrubs welcoming you as you enter the property. At the front of the home is the cosy lounge room which has a lovely fireplace to keep you warm through the colder winter months. A heat pump is located here, offering the best of both worlds for heating options. Opposite the lounge is the master bedroom with an open wardrobe and a lovely outlook of the surrounding neighbourhood. Towards the rear of the home is the second bedroom which catches the Northerly light throughout the day. The family bathroom is conveniently located and features a vanity, shower and toilet. The kitchen and dining room is separate and allows for a lovely area to entertain friends, bake or enjoy spending time with family at the end of the day. The kitchen offers a generous corner pantry, wall oven and hot plates as well as lots of bench space. There is a second heat pump located in the dining space. At the rear of the home is a sunroom/ third bedroom - a gorgeous place to enjoy the afternoon sun. Adjacent to this room is the laundry with the handy addition of a bath, making converting this space into an official second bathroom a simple option to consider. The undercover rear porch is ideally situated to make the most of the stunning garden and rural outlook, the ideal place to sit and watch the sheep grazing over the back fence with the chickens scratching amongst the garden - yes, there are chickens! And for those interested the chickens would love to stay on with the new owners. The current owner has lovingly planted a wide variety of flowering and fruiting trees and shrubs such as magnolias, Australian natives, lemon, feijoas, peach and so much more, all complimenting the mature apple trees which provide an abundance of fruit. The garden is young and will become more magnificent every year as you watch it grow and flourish. The productive vegetable garden provides an option for home grown produce all year round. There is a garden shed to store all your gardening equipment, with a handy hot house for propagation with an established garden ready & waiting. Ample off-street parking is provided with a wide driveway and gates providing backyard access for vehicles. The fully fenced yard is safe for children and pets to play safely and with a generous block size of 920m<sup>2</sup> backing on to farmland we couldn't think of a better place for them to do so. Contact the listing agents Julie Gale and Emily Carmichael today to arrange your inspection. One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquiries.