

9 Helen Street, Ranelagh, Tas 7109



Sold House

Monday, 14 August 2023

9 Helen Street, Ranelagh, Tas 7109

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 3099 m2

Type: House



Tony Dion

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\$1,145,000

Set on over 3/4 of an acre of prime residential level land fronting the Huon River and on offer for the first time is this tightly held 2007 quality custom built immaculate fully fenced home with an outstanding layout and endless possibilities set on over 330m² of useable space with double glazing throughout. Specialty timber features across the home include Tasmanian oak flooring and a celery top kitchen island bench. Built and maintained to a high standard, you would be hard pressed to find a home of this caliber. An added bonus is that the property has fast internet with fibre to the node plus town water and sewer. Centrally located. 9 Helen is ready to move into with all the hard work done, and is within walking distance to the popular kayak platform used for paddling, swimming and trout fishing, as well as the renowned Summer Kitchen Organic Bakery, Ranelagh General Store café and the newly opened 'The Kiln' restaurant and distillery which forms part of the historic Clifton Estate. The Hobart CBD is a 25 minute scenic drive with one set of traffic lights. The impressive 3099m² block features a variety of fruit trees and the garden features low maintenance native Tasmanian plantings and your surrounds are truly magical. With uninterrupted Huon River views, native plantings ensure an abundance of bird-life – over 60 species spotted. Platypus playing in the river bend can be seen from the deck. Just perfect for larger families seeking a separate access living zone, and also the bonus of having a large residential block with development potential (STCA). You will create the most special memories at this property privately tucked away off Helen St with the most stunning Huon River views, sky views including incredible sunsets and stunning bird life surrounded by fresh air and tree tops. Sunsets look toward Mt Weld and the distant South West - everyone that comes here is amazed by the views! Room sizes have been well thought out and generous with the master bedroom alone being 5.9m * 3.2m and the separate access living zone/bedroom downstairs is 5.9m * 4.4m. The very large open plan kitchen, living and dining room (11m * 7m) open out onto a spacious covered deck (9m * 3.5m). Entertaining year round is certainly a breeze here with multiple openings from the inside to outside including from the bi-fold double glazed doors opening from the main off the living area onto the covered deck; the ground level patio with near new limestone block paving, and even the patio just outside the ground level living zone with its own lovely garden. The floor coverings across the home are beautiful with the top level and solid stair case featuring Tasmanian Oak, and the renovated bathroom is brand new. Downstairs you will find lovely polished concrete and carpet in the bedroom/living zone. You will be able to drive your car into the undercover double carport or garage and access the home or these spaces protected from the elements. This property has everything you will need to live a quality life - double glazed windows, views from every window, a double sized garage and integrated double carport with internal access, upgraded kitchen and bathroom, newly painted with a timeless colour scheme and plenty of surrounding open yard allowing kids to play soccer, give a footy a decent kick, play cricket or perhaps park your vehicles or extend the garden. Other points:- Uninterrupted elevated Huon River views that can not be built out- Riverview from every room on the top floor- Upgraded kitchen & bathroom- Stone benchtop in the kitchen- AEG oven, Smeg dishwasher & gas cooktop- Soft close drawers in the kitchen- Upstairs laundry chute- Cubby house/chook house- House designed and built by current owners - Perfect for watching the stunning auroras- 2km to High School and Primary School- Just 25 minutes to Hobart, & close to all services- General residential zoning- Flexible floor plan including second living room- Near new 6m * 3m shed- Beautiful established gardens & great bird life- Walk to kayak platform- Walk to quality cafes and Home Hill Winery- Huonville retail and cafe' precinct just 3km Get to know Ranelagh Ranelagh is known to be a prime location in the hub of the pristine Huon Valley yet just 25 minutes to Hobart, within walking distance to arguably Tasmania's best gourmet bakery/cafe in Summer Kitchen and a short bike ride to Home Hill Winery Home Hill Winery being one of the most prestigious and awarded wineries in Tasmania. Ranelagh is well regarded as one of Huon Valley's most popular, growing and desirable locations. This semi-rural & central locale is close to schools, the Huonville retail precinct, schools, golf course, the award-winning Home Hill Winery, Summer Kitchen Café, Willie Smiths Cidery and the General Store Burger Bar Café. With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania (not including government housing projects), Hobart remains a solid city to be investing in with migration levels back to pre-pandemic levels and population growth with around 25,000 additional residents recorded in the last census. Demand is currently high, rental yields are great, and stock levels of quality homes low. We encourage you to get in quick on this opportunity.* The vendor reserves the right to accept offers prior to the advertised open home times.