

115 Cemetery Road, Dover, TAS, 7117



House For Sale

Wednesday, 14 August 2024

115 Cemetery Road, Dover, TAS, 7117

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Type: House



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The Complete Tasmanian Lifestyle Property

With frontage to the magnificent Esperance River and set against a picturesque backdrop of mountains and bushland, this incredible rural estate - lovingly referred to as The River House - invites you to live your country dream life. Whether you aspire to run a home business, dabble in hobby farming, or set up the ultimate lifestyle residence, consider this exquisite property a canvas for your aspirations.

The property's elegance and sophistication transpire through a gorgeously crafted Federation-style home, excellent working infrastructure, meticulously maintained fencing, and an abundant natural water supply, making it ideally suited to a range of agricultural or lifestyle endeavours.

The home, constructed from a unique larger brick with a Federation turn-of-the-century design, features large open spaces that seamlessly incorporate extensive undercover bullnose verandahs, allowing you to take in exquisite views of the Esperance River and picturesque valley, along with spectacular views of Adamsons Peak. Step into this remarkable property and you'll be greeted by a thoughtfully designed and classic interior that seamlessly combines functionality and elegance.

A gorgeous timber kitchen has been wonderfully modernised with stone bench tops, contemporary appliances, and a huge walk-in pantry, ready to bring your culinary delights to life. The property boasts three bathrooms, including a lavish main bathroom with a luxurious clawfoot bathtub and a large bay window framing the picturesque views of the paddocks and water. Downstairs, you'll find three large bedrooms, with the primary bedroom offering a walk-in robe, ensuite, and French doors to the veranda.

The upstairs living space or fourth bedroom is a versatile area with endless potential - envision it as an art studio, gym, or parents retreat. It also offers access to the roof space at both ends, allowing for potential future expansion. The main living area has beautiful double French doors leading to the wide rear veranda, providing you with seamless indoor-outdoor living. Additional features include the choice of formal and informal living areas, Tasmanian Oak ceilings and floorboards, wood and electric heating, panel heaters in each bedroom, solar panels to offset energy costs, and a strong NBN connection.

Outside, the 450m² irrigated organic vegetable garden with wildlife-proof fencing offers sustainable living and seasonal eating at its finest. The huge Colorbond shed, complete with an annex and central bay, is thoughtfully designed to accommodate motorhomes or commercial fishing boats and provides ample space for a workshop with room to spare. Nestled amongst hardy natural gardens in a tree-lined riverfront setting, this property is ideally positioned in the Huon Valley region - home to some of Tasmania's best vineyards, orchards, wineries, and fishing.

Elevating its allure, Dover Village has all the amenities you could need - a supermarket, local primary school, pharmacy, post office, and cafes. The property is also conveniently situated within an easy 75-minute drive from Hobart's CBD, amplifying its appeal as an undeniably distinctive investment venture. Positioned between Australia's southernmost golf course and the mouth of the Esperance River, this stunning property offers the desirable combination of 14 acres of riverside land.

Comprising fenced pasture around the home and a large front paddock with tall scattered gum trees along the waterside and the adjoining 30m waterfront foreshore reserve, the home is positioned to capture all-day sun with views from every window. Enjoy either the water to the east, the spectacular Adamsons Peak resembling Mt Fuji to the west, or Mt La Perouse and the southern mountain ranges positioned on the edge of Tasmania's famous South West World Heritage area to the south.

The property offers easy waterfront access over the rolling paddocks and foreshore reserve to the water's edge, where you can find plentiful oysters and relax while fishing for salmon, trout, bream, and more. Jump in your boat and explore the sheltered waters of the bay in Dover, the Dentrecaesteaux Channel, and Bruny Island, or head out into the ocean to

find abalone, crayfish, flathead, and more.

You also have the option to purchase an additional one-acre parcel of land that adjoins the property if an additional title is of interest to family members for future investment that also enjoys views of the mountains and river and is adjacent to the golf course.

Located in the coastal holiday and fishing village, Dover has shops, a supermarket, a bank, and more in the village centre. It is just over an hour's drive from the centre of Hobart and 80 minutes from the airport in the picturesque Huon Valley.

There is one thing for sure if you want the elusive combination of waterfront, character, privacy, quality and acreage then you will struggle to find a better example anywhere in Tasmania, for a detailed video tour or to arrange a private inspection please contact Nick anytime.

Rates \$3,635 approx pa.